SYRACUSE CITY

Syracuse City Council Business Meeting
August 10, 2021 – immediately following the Truth in Taxation Hearing, which begins at 6:00 p.m.
In-Person Location: Syracuse City Hall, 1979 W. 1900 S.
Electronic: Via Zoom Meeting
Connect via telephone: +1-301-715-8592 US, meeting ID: 886 4462 4997
Streamed on Syracuse City YouTube Channel

1. Meeting called to order
   Adopt agenda
2. Public Comment: This is an opportunity to address the Council regarding your concerns or ideas. Please limit your comments to three minutes. (*Individuals wishing to provide public comment may do so via email to City Recorder Cassie Brown, cassieb@syracuseut.com, by 5:00 p.m. on August 10, 2021. Comments submitted by the deadline will be read for the record of the meeting.*)
3. Report/update on drought conditions and secondary water provision. (10 min.)
4. Possible reconsideration of July 13, 2021 vote to adopt Ordinance 2021-19, zone change for property located at approximately 2400 W. 2700 S., Agricultural (A-1) to Residential (R-3). *Council discussion, if necessary, will commence with **Councilmember Bolduc.***
5. Approval of Minutes: (5 min.)
   a. June 22, 2021 Work Session.
   b. June 22, 2021 Special Meeting.
   c. July 13, 2021 Business Meeting.
6. Committee Appointments:
   a. Proposed Resolution R21-38 appointing Jeremy Turner to the Syracuse City Architectural Review Committee.
   b. Proposed Resolution R21-39 appointing Andy Gill to the Syracuse City Board of Adjustments.
   c. Proposed Resolution R21-40 appointing Robert Kirk to the Syracuse City Parks Advisory Committee.
7. Public hearing: Proposed Resolution R21-36 amending the Syracuse City Consolidated Fee Schedule by making adjustments to hydrant meter rental general use fees. (5 min.) *Council discussion, if necessary, will commence with **Councilmember Maughan.***
8. Proposed Ordinance 2021-21, application to rezone from Agricultural (A-1) to Mixed Use Development (MXD) and General Commercial (GC), at approximately 817 W. 1700 S., and authorization to execute development agreement. (10 min.) *Council discussion, if necessary, will commence with **Councilmember Savage.***
9. Proposed Ordinance 2021-22, Amendment to Development Agreement for the Holt Mixed Use Development, located at approximately 1225 W. 1700 S., related to architectural requirements for the commercial portion of the development. (10 min.) *Council discussion, if necessary, will commence with **Councilmember Teague.***
10. Proposed Ordinance 2021-23, application for rezone from General Commercial (GC) to Planned Residential Development (PRD) at approximately 2376 W. 1700 S., and authorization to execute development agreement. (10 min.) *Council discussion, if necessary, will commence with **Councilmember Bingham.***
11. Proposed Resolution R21-37 amending the City Council Rules of Order and Procedure related to electronic meetings. *Council discussion, if necessary, will commence with **Councilmember Bolduc.***
12. Public Comment: This is an opportunity to address the Council regarding your concerns or ideas. Please limit your comments to three minutes. (*Individuals wishing to provide public comment may do so via email to City Recorder Cassie Brown, cassieb@syracuseut.com, by 5:00 p.m. on August 10, 2021. Comments submitted by the deadline will be read for the record of the meeting.*)
13. Mayor/Council announcements.
14. Adjourn.

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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 5th day of August, 2021 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 August 5, 2021.

CASSIE Z. BROWN, MMC
SYRACUSE CITY RECORDER
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COUNCIL AGENDA
August 10, 2021

Agenda Item **#4** Possible reconsideration of July 13, 2021 vote to adopt Ordinance 2021-19, zone change for property located at approximately 2400 W. 2700 S., Agricultural (A-1) to Residential (R-3).

Factual Summation

- On July 13, 2021 the City Council voted to adopt Ordinance 2021-19 to change the zoning of property at 2400 W. 2700 S. from Agricultural to Residential (R-3). During the meeting there was discussion about issues such as road connectivity, storm water drainage, and sewer improvements on the subject property.
- Councilmember Teague has since requested an opportunity for continued discussion of the issues raised and/or possible reconsideration of the vote that was taken on July 13.
- The City Council's Rules of Order and Procedure provide for the Council to reconsider an action taken either during the same meeting that the action was taken or at the time the minutes for the meeting are approved. Item five on the agenda includes approval of the July 13 minutes; if the Council chooses to reconsider the action on Ordinance 2021-19, such a motion could be made in conjunction with the minutes approval.
- The applicant has been notified of this possible reconsideration and will be in attendance to discuss any issues with the Council. Staff will also be present and prepared to continue discussion of the issues mentioned above.

Discussion Goals

The following items outline the goals of this discussion:

1. Gather additional information regarding storm water drainage and sewer improvements associated with the proposed project and determine if reconsideration of the action taken on July 13 is appropriate.

CITY COUNCIL AGENDA

August 10, 2021

Agenda Item **#5** Approval of Minutes.

Factual Summation

- Please see the draft minutes of the following meeting(s):
    a. City Council Work Session of June 22, 2021.
    b. City Council Special Meeting of June 22, 2021.
    c. City Council Business Meeting of July 13, 2021.

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

Minutes of the Syracuse City Council Work Session Meeting, June 22,2021

Minutes of the Work Session of the Syracuse City Council held on June 22, 2021 at 6:00 p.m., held in a hybrid in-person/electronic format via Zoom, meeting ID 829 7545 3027, in-person in the City Council Chambers at 1979 W. 1900 S., and streamed on the Syracuse City YouTube Channel in accordance with House Bill 5002, Open and Public Meetings Act Amendments, signed into law on June 25, 2020.

DRAFT

Present: Councilmembers: Lisa W. Bingham
Corinne N. Bolduc
Dave Maughan
Jordan Savage
W. Seth Teague (participated electronically via Zoom)

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

City Employees Present:
Administrative Services Director Steve Marshall
City Attorney Paul Roberts
Police Chief Garret Atkin
Fire Chief Aaron Byington
Parks and Recreation Director Kresta Robinson
Community and Economic Development Director Noah Steele

The purpose of the Work Session was to hear public comments; receive a report regarding secondary water and management of the secondary water system; discuss the following Planning items:

1. Continued discussion regarding expansion of 'The Bird' scooter rental business in Syracuse City .
2. Proposed zone change and preliminary plat application for Parkwest Subdivision, located at approximately 1693 W. 2700 S., from Agricultural (A1), Residential (R1), and General Commercial (GC) to Planned Residential Development (PRD
3. Proposed zone change for Towns at City Center project, located at approximately 1556 S. 2000 W., from General Commercial (GC) to Mixed Use Development (MXD).
4. Proposed zone change for property located at approximately 2400 W. 2700 S., Agricultural (A-1) to Residential (R-3).
5. Proposed zone change for property located at approximately 817 W. 1700 S., Mixed-Use Residential (MXD).
6. Continued discussion of potential text amendment in Syracuse City Code Section 10.100 pertaining to the Town Center Overlay Zone.
7. Presentation regarding North Davis Active Transportation Plan.
8. Proposed amendment to Development Agreement for Holt Mixed-Use Development (MXD) project, located at approximately 1283 W. 1700 S.

Consideration of City sale of communications easement for cell tower at 2400 West 2900 South; discussion proposed conversion of turf areas to low-water landscaping; discuss prioritization of Fiscal Year (FY) 2021 budget surplus; discuss creation of Debt Management Policy Task Force; discuss future secondary water reservoir; discuss political or non-official flags in Syracuse City; discuss potential lease of North Davis Sewer District (NDSD) property and the City's role in development options for the property; and discuss future agenda items/Council announcements.

Councilmember Maughan provided an invocation. Councilmember Teague led the audience in the Pledge of Allegiance.

Public comment.

Mayor Gailey stated that tonight's meeting agenda provided instructions for residents to email their public comments to City Recorder Brown by 5:00 p.m. tonight in order for them to be read into the record of the meeting. Ms. Brown indicated she received no emails including public comments.

Mayor Gailey then invited Zoom participants and those attending in person at the meeting to provide public comments.

Kaye Volk stated she wanted to publicly thank an unknown person who took the time to pull the weeds in the roundabout on 1000 West 2700 South; his efforts served to beautify the area and she is grateful for his service. She then referenced the agenda item regarding political or non-official flags; she has had two blue-line flags stolen from her property and one destroyed. There is anger behind the actions and she urged the Council to consider the matter and possibly classify it as a hate crime. She stated that without law enforcement officers, the entire community would be in big trouble, and she encouraged the City to support them as much as possible. She stated that flag poles along Antelope Drive could be used to fly flags in support of public safety departments and individuals. She then concluded she would like the City to consider holding a 4th of July event each year; she feels the City is big enough to plan a celebration to commemorate the holiday and she feels many citizens would appreciate that type of event.

Secondary water report and discussion on management of secondary water system.

Public Works Director Whitely provided the Governing Body and those in attendance at the meeting with an update regarding drought conditions and secondary water service in the City. He shared a graph comparing water availability in 2020 with 2021; the City is receiving roughly five percent of its full annual allotment each week and all of that water is being

used. There are approximately 15 weeks left in the watering season and this means that the City's allotment and usage is on track. However, since the amount of water available is much less than in years past, it is difficult to keep reservoirs full and residents are experiencing low water pressures. Current discussions among the local irrigation companies and Weber Basin Water Conservancy District are centered on ending the secondary water season earlier than usual; most companies are planning to end their season September 15, and possibly earlier. Council discussion of the matter centered on ensuring there is enough water available for farmers in the area who are actively raising crops.

Planning item: continued discussion regarding expansion of "The Bird' scooter rental business in Syracuse City.

A staff memo from the Community and Economic Development (CED) Department explained Mike Butler from The Bird Scooters would like to expand their scooter rental business to the city. He has requested some of your time to explain the business model and is seeking approval for a trial run. You may have seen the battery powered scooters zipping around sidewalks in hundreds of cities across the world and even increasingly more suburban areas. They can be an effective tool for increasing what is called 'micro mobility'. These are short trips between points of interest, like the bus stop and the grocery store, or movie theatre. You have to be over 18 to rent the scooters so not so much for students and schools. While this can be a novel business to make available for our residents, just like everything, it doesn't come with some potential negative things to consider. Since pedestrians travel at a much slower speed, and share the same sidewalk as the scooter, scooter/pedestrian conflicts do occur. Some cities complain of scooters being littered on sidewalks and parks creating tripping hazards, added work for lawn mowing crews, and visual clutter. Also, riders sometimes crash into things or get into accidents creating property damage, or even injury. Riders don't always wear helmets like they are supposed to, adding to potential injuries. Other cities have learned how to regulate this business and often incorporate one or multiple strategies. Some cities limit the areas scooters operate with something called a 'geofence'. There is also the ability to do a regulated maximum speed. You can also limit the total number of scooters deployed as well. Some cities limit parking to small, designated areas. Some require a portion of each transaction to be diverted to the city to cover added enforcement/management costs that are used to widen sidewalks or pay somebody to go out and make sure they are not laying on city sidewalks. There are many different scooter companies and cities often regulate how many are licensed to operate. The city currently does not have any regulations for this sort of thing. The company could technically apply for a business license right now, but from past experience, have learned it is best to engage with the city up front. Here is their website: https://www.bird.co/map/. Here is Sandy City's website for scooters: https://sandy.utah.gov/722/Electric-Scooters.

The goal of this discussion is to learn more about the company and decide if Syracuse should entertain the creation of regulations for such a business and if a temporary operating agreement should be entered into to enable the business to operate on a trial basis.

CED Director Steele reviewed the staff memo and Mr. Butler used the aid of a PowerPoint presentation to provide the Council with information about the business model.

Discussion among the Council and Mr. Butler centered on the areas of the City that do not have sidewalks or trail connectivity; rules to be imposed on scooter operators and the City's ability to enforce said rules; areas of high demand; the likelihood of the business expanding into neighboring cities due to the likelihood that riders will desire to cross City boundaries into Clearfield and West Point on a regular business; and the possibility of allowing the business to operate for a defined 'trial period' in a defined area to determine if the business is viable in the City and if it should be expanded to other areas of the City. Mr. Butler stated he will provide City Administration with sample ordinances from other cities to possibly work from in developing an ordinance that would be reasonable in Syracuse. The Council concluded they are comfortable allowing the business for a trail period and asked Administration to negotiate a Memorandum of Understanding (MOU) with The Bird to be presented to the Council for consideration in a future meeting. Councilmember Savage suggested that each Councilmember download the mobile application used by The Bird and become familiar with the service in anticipation of acting on a MOU at a future business meeting. City Manager Bovero indicated that staff can also research ordinances that could be used during the trial period for the business.

Planning item: Proposed zone change and preliminary plat application for Parkwest Subdivision, located at approximately 1693 W. 2700 S., from Agricultural (A1), Residential (R1), and General Commercial (GC) to Planned Residential Development (PRD).

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

Project Name:	Parkwest
Location:	1693 W. 2700 S.
Current General Plan:	Medium Density Residential
Current Zoning:	R-1 (Single-Family Residential), GC (General Commercial), and A-1 (Agricultural at 0.5 units per acre)

Proposed Zoning:	Planned Residential Development (PRD)
Acreage:	26 acres
# of Units:	136
Units per acre:	5.2

Applicant John Nelson with Psion Homes is applying for a rezone of the former RC Willey property. The city recently amended the General Plan map in preparation for a rezone. The rezone adds additional detail above what was provided at the General Plan stage including architectural elevations and landscaping. Part of the proposed plans include a monument describing the site's history in relation to the furniture store. Staff has conducted a thorough review of the plans and the latest reviews are included at the end of the report. The PRD zone requires preliminary plat and rezone be reviewed simultaneously. Amendments to the Zoning Map are legislative. Planning Commission reviewed the item and is forwarding a recommendation for approval with a condition that the north two lots be worked out. Since, that time, the developer has amended the plan addressing the concerns.

CED Director Steele reviewed the staff memo.

Councilmember Savage asked the applicant if he is still accepting comments and suggestions regarding the plan for the project. Mr. Nelson asked Councilmember Savage if he is referring to the subdivision plan or architectural plan. Mr. Steele stated that a formal subdivision plan is not required at this point in the application is simply related to the zoning of the property. Councilmember Savage stated he understands, but noted he still has concerns about the conceptual layout of the project and the relationship between single-family uses and townhomes in the project. He noted he desires greater continuity of uses in the project area. This led to discussion about whether there is a need to provide a clear separation between single-family units and townhomes, with Mr. Nelson noting that he feels the architecture of the units is more important; if the townhomes are designed appropriately, they will blend nicely with single family homes. The architect for the project added that there has been a greater focus on locating single family homes near the existing single-family homes in the area. Councilmember Savage stated he appreciates that but noted that he would like for the lot above 140 to also be a single-family home rather than a townhome. He noted he is always supportive of lower densities, but understands there is a need for this product and in times of drought, this type of project may be more sensible.

General Council discussion centered on other improvements to the project design since the Council’s last review of it, with a focus on amenities included in the project and transportation flow/connectivity; interpretation of the land use ordinance relative to the size of the front porch of each unit and whether there is sufficient room for a chair/bench/walkway.

Mayor Gailey concluded to move the item to the next business meeting agenda for continued discussion and/or possible action.

Planning item: Proposed zone change for Towns at City Center project, located at approximately 1556 S. 2000 W., from General Commercial (GC) to Mixed Use Development (MXD).

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

Project Name:	Towns at City Center
Location:	1556 S. 2000 W.
Current General Plan:	Commercial
Current Zoning:	General Commercial
Proposed Zoning:	Mixed Use Development (MXD)
Acreage:	.94 acres
Units:	20
Units/Acre:	21.27
Required Commercial:	20 units x 1,775 square feet = 35,500/1,000 x 36 = 1,278.
Provided Commercial:	2 units of 639 square feet – 1,278 square feet including mechanical

Applicants Josh Hughes and Doug Rich are requesting approval of a rezone to accommodate a townhome development with two commercial spaces, one on each end. Developments within the MXD zone also require a development agreement. Planning Commission reviewed the item on May 18, 2021 and voted four to one to recommend denial of the project based off of parking concerns. They expressed a desire to reduce units to accommodate driveways in front of garages. On May 25, 2021, Council reviewed the item and decided to table it to give the applicant more time to address the parking concerns. Council favored the idea of acquiring cross access easements from the neighbors over reducing units to make space for parking. The applicant is in the process of negotiating with the O'Reilly property owner to improve some additional cross parking on their site.

CED Director Steele reviewed the staff memo and facilitated discussion among the Council regarding the implications of the zone change. There was a heavy focus on the parking concerns and the applicant's continued discussion of cross parking access with abutting property owners. The Council acknowledged those discussions are ongoing and

concluded to move the item to the next business meeting agenda for continued discussion and possible action on the application.

Planning item: Proposed zone change for property located at approximately 2400 W. 2700 S., Agricultural (A-1) to Residential (R-3).

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

Location:	2400 W. 2700 S
Current General Plan:	Low-Density residential
Current Zoning:	A-1 (Agricultural at 0.5 Units Per Acre)
Proposed Zoning:	R-3
Acreage:	5.92

The applicant Brad Frost with Ovation Homes is requesting approval of a rezone of approximately 5.92 acres from Agriculture to R-3 with the intent of developing single-family lots. The permitted uses in the R-3 Zone are essentially the same as the A-1 Zone with the largest difference being lot size with the R-3 minimum of 8,000 square feet. There is one issue to consider is that this subdivision's proposed access road location would create an intersection onto 2700 S that is only about 170' away from 2400 W. Staggered intersections like the one that would result from this proposed development are generally discouraged because they increase potential for collision with two left turning cars. Planning Commission more closely reviewed the spacing, the potential traffic volume from the new project and future anticipated development to the north of it, also consulted with the city engineer and found that while not ideal, the safety risk of the future intersection is minimal. They also recognized that there are no other alternative access locations currently available for the development. If the rezone is not granted, then a home with a small farm could be built, or alternatively, the property owner could wait until development occurred to the north and west of the property and gain access at that time. The property owner to the north is UDOT and they likely wouldn't surplus the property until after the West Davis Corridor is completed. It is reported that the owners of the property to the west are not interested in selling at this time. It will be important to ensure stub roads are provided to the north and west to allow for circulation between this and future development, but those details will be worked out with the subdivision process should the rezone be granted. Planning Commission is forwarding a positive recommendation for approval.

CED Director Steele reviewed the staff memo and facilitated a review of the draft conceptual plans for the project. There was a focus on the distance between intersections of public roads in the project onto 2700 South and street lengths in the project and whether they exceed maximum lengths for cul-de-sacs. The Council discussed with the applicant options for acquiring abutting property in order to increase road connectivity and ensure adequate public safety access for homes along the longer roadways; the applicant indicated he will send to the Council an email from UDOT regarding connectivity of the roadway. The Council indicated they would like input from the Fire Marshall regarding whether there is adequate fire department access for the units located on the longer streets. Mr. Steele stated that it is important to understand the difference between a permanent dead-end and a temporary fire turnaround for the purposes of addressing an application to change the zoning for the property. Mayor Gailey agreed and indicated that he would like for the item to be forwarded to next business meeting for continued discussion of the application and possible action. The Council indicated they are comfortable with that way forward and indicated they would like for the applicant to provide information to address the concerns that were raised tonight.

Planning item: Proposed zone change for property located at approximately 817 W. 1700 S., Mixed-Use Residential (MXD).

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

Location:	817 W. 1700 S.
Current General Plan:	Commercial
Current Zoning:	MXD for previous apartment project, otherwise A-1.
Proposed Zoning:	MXD
Acreage:	4.47 for townhomes (MXD proposed), .848 for GC (offsite)
Units:	54 townhomes
Units per acre:	12
SF Commercial:	0 ‘onsite’ but 5,300 sf future multitenant 1 story commercial (offsite)
Previous units:	115
Previous units per acre:	21.7
Previous SF commercial:	4,500 sf vertical mixed-use (onsite)

Logan Johnson with Wright Development group is requesting the mixed-use zoning designation for a townhome development on the 'Briggs North' site. The city previously approved a mixed-use development on this site with approximately 117 units of three-story apartments and a vertical mixed-use building. The developer desires to amend the plans in order to reduce density and building height which will appease some neighbors. They are also wanting to avoid mixed use architectural standards on the commercial building by utilizing the 'off site' option. Application to the mixed-use zone requires architecture, landscape, and site concept plans be reviewed simultaneously with the rezone request. Staff has reviewed the plans submitted and has several unresolved comments. Please find the proposed plans and more detailed staff reviews attached to this report. Planning Commission is forwarding a conditional recommendation for approval. They felt that the townhomes were a much more compatible use but had some concerns with the specifics of the plans. They recommended that parking in front of teach unit's garage be provided and concluded that the front porches provided were undersized and not in conformance with the zone requirements.

CED Director Steele reviewed the staff memo and reviewed the adjustments to the townhome concept plan since the Council's last review of the project. He facilitated high level discussion among the Council regarding matters such as parking, transportation flow and connectivity, and the definition of onsite versus offsite commercial uses. The Council questioned whether the current version of the product still meets the definition of a mixed-use product based upon the City's land use ordinances. Mr. Johnson stated that he is not trying to circumvent the City's ordinance by considering offsite commercial uses to be part of his plan for this project; however, due to the site constrictions it is difficult to locate all commercial tenants on-site in horizontal commercial development. There is desire for 'real' traditional commercial uses at the site and his current proposal actually reduces the residential density of the project. This led to high level discussion of the layout of the offsite commercial uses associated with the project and architectural features intended to ensure compliance with the MXD section of the City Code. Mr. Steele indicated that the Council can consider splitting the zoning of the project between MXD or PRD and General Commercial; however, if that is done, the City will lose some architectural control of the commercial aspects of the project. Mr. Johnson agreed, but noted that he is committed to entering into a development agreement for the project to govern architecture of all components of the project. He simply needs clarification on the requirements of the width of the porches in the residential units of the project, clarification of commercial requirements, and direction on the traffic flow in the project.

The Council continued high level philosophical discussion and debate of the updated version of the project. Several Councilmembers expressed support for a MXD project that they feel meets a need for this type of product in the community; they acknowledged the difficulty with developing realistic commercial uses in the project based upon site constructions. They

indicated they are not comfortable with the current traffic layout in the project and asked that the applicant amend certain components of parking and ingress/egress points responsive to staff recommendations. Mayor Gailey indicated that the application can be included on the July 13 business meeting for continued discussion and action if appropriate adjustments are made.

Planning item: Continued discussion of potential text amendment in Syracuse City Code Section 10.100 pertaining to the Town Center Overlay Zone.

A staff memo from the Community and Economic Development (CED) Department explained one of the goals of the City's recently adopted Economic Development 'PEP' Plan is to "Establish the City as the "Un-I-15" alternative to 'typical' cities on the Wasatch Front." 'Typical' cities on the Wasatch Front are commonly built with automobile-oriented land uses and designs. The 2019 General Plan visioning committee identified during a survey that 'Highway Commercial' was among the least desirable themes for new development. The Town Center Overlay Zone implements standards with the goal to create a pedestrian friendly and mixed-use core. This is for economic development but also pedestrian safety. The city has experienced multiple pedestrian injuries and even death from auto collisions in recent history. There is a proposal to build a 'typical' gas station within the town center where there is concern that the proposed typical design will reduce pedestrian safety and detract from the desired mixed-use core. Recently a 'Designing for Pedestrian Safety' training was given to Planning Commission and this slideshow is included in this report as it relates to this topic of economic development branding and placemaking. The goals of this discussion are to review the previously established goals of the city and decide if an amendment to the Town Center Overlay Zone is needed in order to achieve said economic development goals.

CED Director Steele reviewed the staff memo and oriented the Council to the adjustments that have been made to the text of the Code since their last review of the matter. There was a focus on signage regulations/architecture and multi-tenant signage, with Mayor Gailey noting additional discussion is needed in a future work session meeting; he directed staff to include an additional discussion item on the July 27 agenda.

Planning item: Presentation regarding North Davis Active Transportation Plan.

A staff memo from the Community and Economic Development (CED) Department explained the City recently participated in a regional active transportation plan. This was largely paid for by a grant from the Wasatch Front Regional Council with contributions from 5 cities. The city contributed $2,500 towards the plan but the total cost for the plan was $110,000. The plan identifies and studies potential local and regional active transportation projects and coordinates connection points at political boundaries. Pages nine through ten summarizing our existing plans. Notice that our trails master plan is from 2012 and could use an update. Pages 43-49 give details for the potential Antelope Drive trail between 2000 West and the Causeway. The section also talks about how to add bike lanes to Antelope from 1000 W and west. Appendix page 18 gives some detailed information about 'bulb outs' otherwise known as curb extensions that may be interesting given the recent traffic calming conversation surrounding the proposed Abbington development. Appendix B features a summary of potential projects just for Syracuse along with estimated cost estimates.

CED Director Steele reviewed the staff memo and solicited feedback from the Council regarding the draft Plan. The Council commented on their appreciation for several Syracuse City projects being included in the regional plan, but Councilmember Savage noted he would like for the Plan to call for increased markings for bike trails and traffic. Mr. Steele stated that the map is not the official engineering drawing for bike path projects; that detail can be addressed when formal project applications are considered. Mayor Gailey asked the Council if they are comfortable adopting the Plan by resolution during their next business meeting. No opposition was voiced, and Mayor Gailey directed staff to include an item on the July 13 consent agenda to provide for adoption of the Plan.

Planning item: Proposed amendment to Development Agreement for Holt Mixed-Use Development (MXD) project, located at approximately 1283 W. 1700 S.

A staff memo from the Community and Economic Development (CED) Department explained Recently, the 'Antelope Business Condos' site plan application was denied because of non-compliance with the requirements of the Mixed-Use Development Zone's architectural requirements. One of the goals of the MXD was to create an attractive environment that is also safe for pedestrians, one that reduces pedestrian injuries and encourages daily physical activity. The building placement and architecture have a lot to do with vehicle speed and as a result, pedestrian safety. The wider the road, the taller the buildings need to be in order to create the ‘friction’ and visual interest needed to catch the eye of drivers giving them an indication that they need to slow down. There is a lot of research out there on the topic. To accomplish this pedestrian safety goal, there are some unique requirements in the MXD ordinance:

- Roofline: Long unbroken rooflines become monotonous, reducing visual interest for the driver and increasing speeds.
- Corner Tower: strong corner features help with wayfinding and announcing where turns need to be made in advance.
- Varying storefronts: Repetitive duplicating storefronts are predictable and are ignored by drivers.
- Two stories: Antelope is a wide road and in order to give the driver the cues to slow down, the height is needed. Building placement close to the street helps, but the height adds the visibility, and it also provides a transition from the three-story residential down to the surroundings, helping the residential blend into the context better. Also, multi-story buildings produce more property tax revenue for the city.

The developer of the business condo project has been willing to make multiple amendments to his plan following staff reviews. The main problem with the last iteration was that the second interior building was not two stories. One potential solution would be to amend the ordinance to allow a one-story interior building, the pedestrian safety items explained above are still preserved because the north building would still taller, has the corner feature, and is placed closer to the road. Also, his last iteration has some nice features that integrate well into the farm theme of the Holt apartments. However, there are multiple options available to council. This would be the goal of this discussion to determine which option to pursue.

1. No amendment to ordinance - building would eventually be built per agreement and standards but may be delayed.
2. Amend ordinance - may assist in this one project, but also potentially weaken the desired densities and vision for the MXD ordinance on future projects. See attached for draft amendment.
3. Amend development agreement - this could permit a 'one time exception' just for this project but would need to go through the same process as an ordinance amendment.

CED Director Steele reviewed the staff memo and facilitated a review of the applicant's proposed amendments to either his development agreement or the City's MXD code. Mr. Hughes provided a justification for his request, noting the current restrictions on the project are making it difficult for him to lead with the commercial developments of the site; business owners want traditional commercial uses and there is hesitation to build multi-level buildings that would require him to include elevators in each building. He presented optional architectural plans for the project and discussed each with the Council to determine which version they support most; several Councilmembers voiced support for the design that incudes a silo and farmhouse styling, which is very attractive to businesses and residents alike. Mr. Steele indicated the Council can

either amend the development agreement for the project, amend the ordinance for MXD developments, or require the applicant to build a project that complies with both the existing development agreement and land use ordinance for the zone. He originally believed that the updated plan would comply with the ordinance, but later found that the ordinance requires two story buildings throughout the interior of the project, not just the exterior. Staff can support the amendment to the development agreement as it would just impact this project, not other MXD projects in the City. The Council provided direction to Mr. Hughes regarding the architectural elements they support for the project and indicated they are willing to consider an amendment to the development agreement upon receiving a recommendation from the Planning Commission.

Consideration of City sale of communications easement for cell tower at 2400 West 2900 South.

A staff memo from the City Manager explained the City owns and has leased a cell tower on City property near 2400 West and 2900 South. The current lessee, ATC Sequoia LLC, has offered to purchase the easement from the City on a perpetual basis. The City currently receives about $23,000.00 per year (indexed to increase annually by a few percentage points) from the easement lease. The offer for purchase is $600,000.00. This option agreement would give the buyer 180 days to close on the transaction Once exercised, the option would entitle them to an exclusive communications easement on the tower, and a utility easement to access the site. The easement is perpetual, so the City would not receive any additional compensation or lease payments from this cell tower, ever.

Mr. Bovero reviewed the staff memo. If the Council is comfortable with the proposed terms of the transaction, an action item will be included on the next business meeting agenda to allow formal action; no opposition was voiced and Mayor Gailey directed staff to include the action item on the July 13 agenda.

Discussion regarding proposed conversion of turf areas to low-water landscaping.

A staff memo from the City Manager explained the City Council has set aside $25,000 from the FY21 General Fund surplus for the purpose of converting marginal turf areas to low-water landscaping. This will serve to reduce water consumption, particularly in areas where turf grass is not needed. At the June 8th meeting, the Council wanted to further discuss possibilities on which areas to convert. Staff has received additional cost estimates, based on the City Hall outline in the attachment, which can assist the Council in its decision making. Based on an estimated 20,000 sf of turf conversion, the estimate was approximately $85,000. Some factors, such as the number and type of plantings will affect the actual cost. For

the purposes of discussion, we can extrapolate that for every 5,000 sf of turf conversion, it would cost ~$22,000. It is understood that this discussion will play into the surplus discussion later on the agenda. The goal of this discussion is to review cost estimates and discuss the location and size of project that Council is interested in pursuing. Then apply this information to the surplus priorities discussion.

Mr. Bovero reviewed the staff memo and facilitated Council discussion of the turf conversion proposal; the Council prioritized conversion in turf in areas nearest City Hall and the Community Center, except for those areas that will ultimately be removed in conjunction with any improvement projects planned for the future. Mayor Gailey suspended discussion of the matter to give Administration the opportunity to facilitate discussion of the FY 2021 budget surplus.

Discussion regarding prioritization of Fiscal Year (FY) 2021 budget surplus.

A staff memo from the City Manager explained it is projected that the General Fund will have an FY21 surplus of somewhere between $1 Million and $1.5 Million. With its budgetary authority, the City Council has the means to appropriate the surplus funds to fulfill the needs and goals of the City. Surplus funds are considered "one-time" money. From a financial prudence standpoint, this means that any surplus spending should be made on capital improvements, large vehicle purchases, or land acquisition; and not ongoing expenses such as wages, yearly service contracts, or other operating items. In the 2021 State legislative session, the law was changed to allow cities to retain a General Fund balance up to 35% of annual revenues. In the most recent audit, the City had a fund balance that was a little higher than 25% of annual revenues. The City's adopted Fund Balance Policy indicates that it will retain a minimum of 16.7% (two months' worth) of annual revenue in its fund balance unless additional spending is needed due to an emergency or "rainy day". The Council has broad discretion on uses of the surplus funding. Based on the 2021 annual goals retreat, here are few of the adopted and stated priorities of the Council that could be eligible for surplus funding:

Economic Development (Prioritized Economic Plan)

- Pursue development of 2500 West to SR 193
- Actively Recruit quality office, retail, restaurant, and experiential retail businesses. Set aside money for market studies and/or incentives for these types of businesses.
- Strategic Areas to prepare for targeted development:
    - Town Center (currently $200k budgeted for parking improvements)
    - City-Owned WDC/3000 W property

- Farm Village Boutique Retail Concept (Boysen site)
- 1000 West/Antelope Drive Redevelopment Corner
- Create small area plan for 1000 W, 2000 W, 3000 W nodes

Parks & Trails

- Regional Park Construction
- Park Land Acquisition
- Development of Great Salt Lake Shoreline Trail
- Accelerate Park Projects: See attached 5-yr Parks Plan

Roads

- Various Road Projects- See marked projects on attached 5 Yr. Plan

Other Considerations

Technology

- Park security (cameras)
- Further development of online transactional services and public interaction

Property Management/Water Conservation

- Convert turf areas to low-water landscapes (Currently $25k)

Parks & Trails

- Bike paths (comprehensive system signage and markings)
- Dog Park
- Paved Trail to Causeway on Antelope Drive
- Fishing platforms and interpretive signs at Jensen Park
- Cemetery Expansion

Economic Development

- Branding- City signage to develop branding (currently $60k budgeted for park signs)
- Branding- “Welcome” gateway entry for the WDC/Antelope Interchange

Unallocated

- Place money in fund balance for future allocation

The memo concluded the goals of the discussion are to review the Council’s priorities for purposes of allocating the FY21 General Fund Surplus and receive direction from Council to refine the allocation of surplus monies.

Mr. Bovero reviewed the staff memo and facilitated a brief discussion among the Council regarding each of the options listed in his memo; he solicited feedback from the Council regarding their priorities. There was a focus on increasing the rainy-day fund balance in the City; purchasing land for future park development; improving the Town Center parking lot; allocating funding for various road projects; dedicating funding to improve areas around the major intersections with the West Davis Corridor throughout the City; and connecting to 500 West through the City. Mayor Gailey stated many of the priorities that have been discussed span multiple budget years and are dependent on other, larger projects; he suggested placing surplus monies in the City's rainy-day fund with the knowledge that those monies can be allocated to projects in the future. He suggested deciding upon a defined amount for the turf conversion project and placing the rest of the money in the rainy-day fund. The Council agreed, but indicated they want to have additional discussion regarding the potential funding need for improvements to intersection areas with the future West Davis Corridor project; they supported including action items on the July 13 business meeting agenda for the turf conversion project, with final action to be taken on the budget surplus at the time actions is taken to adopt the final Fiscal Year (FY) 2021-2022 budget. Mr. Bovero indicated he will solicit bids from contractors to perform turf conversion in areas throughout the City and present that information to the Council during the July 13 meeting.

Discussion regarding creation of Debt Management Policy Task Force.

A staff memo from the City Manager explained Mayor Gailey has made it a priority to pursue the long-term financial sustainability of the City. One additional effort toward that priority is the eventual adoption of a debt management policy for the City. In accordance with the City's mission to provide quality, affordable services for its citizens, while promoting community pride, fostering economic development, and preparing for the future; and as outlined in the City's Strategic Operation Plan, the adoption of a debt management policy is a component of the Council's Vision Statement #3: We are a financially stable City, balancing the cost of services with the level of services that we provide. A task force is proposed, which is a working group that may be assembled by the mayor with or without the input and cooperation of the Council. Mayor Gailey would like to work with the Council on building the task force to assist in preparing a draft debt policy for the City.

The memo discussed the purpose of a Debt Management Policy; utilizing municipal bonds and other forms of debt to fund public infrastructure is a valuable strategy for governments to spread the cost of significant long-term assets over their useful life. Debt management policies are written guidelines, allowances, and requirements that guide the debt issuance

practices of local governments, including the issuance process, management of a debt portfolio, adherence to various laws and regulations, post issuance compliance for IRS purposes, and post issuance compliance for continuing disclosure purposes. A debt management policy should improve the quality of decisions, articulate policy goals, provide guidelines for the structure of debt issuance, and demonstrate a commitment to long-term capital and financial planning. Adherence to a debt management policy also signals to rating agencies and the capital markets that a government is well managed and therefore is likely to meet its debt obligations in a timely manner. According to national best practices, the following items are typically addressed in a debt management policy:

- ***Debt Limits***. The Policy should consider setting specific limits or acceptable ranges for each type of debt. Limits generally are set for legal, public policy, and financial restrictions and planning considerations.
- **Debt Structuring Practices.** The Policy should include specific guidelines regarding the debt structuring practices for each type of bond, including:
    - Maximum term (often stated in absolute terms or based on the useful life of the asset(s)),
    - Average maturity,
    - Debt service pattern such as equal payments or equal principal amortization,
    - Use of optional redemption features that reflect market conditions and/or needs of the government,
    - Use of variable or fixed-rate debt, credit/liquidity enhancements, derivatives, short-term debt, and limitations as to when, and to what extent, each can be used, and
    - Other structuring practices should be considered, such as capitalizing interest during the construction of the project and deferral of principal, and/or other internal credit support, including general obligation pledges.
- ***Debt Issuance Practices***. The Policy should provide guidance regarding the issuance process, which may differ for each type of debt.
- ***Debt Management Practices***. The Policy should provide guidance for ongoing administrative activities, such as investment of bond proceeds, ongoing market disclosure, and arbitrage rebate monitoring.
- ***Use of Derivatives***. The Debt Management Policy should clearly state whether or not the entity can or should use derivatives.

The following is an example of how the task force could be structured:

- Term: The task force members would be appointed by the mayor for the duration of the project, probably less than one year.

- Membership: The task force would consist of a collection of knowledgeable citizens in the areas of finance, banking, real estate, financial investments, and/or lending.
- Purpose: The task force would work with staff in researching and developing draft debt management policy that would be brought to the City Council for consideration, discussion, and adoption.

The memo concluded the goals of this discussion are to review the proposed task force idea and discuss and provide input to the mayor and staff.

Mayor Gailey reviewed his staff memo and facilitated discussion among the Council regarding the concept of creating a Debt Policy Task Force; he wants to provide future City Council's with direction on how to handle debt in the City. The City currently has no policy, and he would like for this body to develop a recommendation to the Council for a policy. The Task Force would abide by the Open and Public Meetings Act (OPMA), which would allow residents to observe proceedings and provide input. Councilmember Maughan expressed concern about handpicking a group of residents to draft a policy that would bind future elected officials. He also expressed concern about the timing of this action during an election year when at least new Councilmember will be elected. Mr. Bovero clarified that final action on the policy will be taken by the City Council, not an advisory body. Such a policy will send a signal to bond rating agencies that the City has a well-managed financial system and has a handle on managing debt. This led to high level philosophical discussion and debate regarding whether this type of policy is appropriate and the timing of the proposal; Councilmembers Bingham and Bolduc supported the concept of enlisting the help of a task force to provide expert input and advice regarding debt policy guidance to the City Council. Councilmember Savage stated he feels a debt policy is a good idea, but he is hesitant to take that responsibility from the City's Administrative Services Director. Councilmember Maughan stated his fundamental concern relates to enlisting private citizens to make these types of decisions; the residents of the City expect to have some control over this type of matter through the election process, but if these types of decisions are taken away from the elected officials, the residents lose that control. Councilmember Bingham stated that if the body makes a recommendation that the Council does not support, the Council can deny the recommendation. Councilmember Bolduc agreed and noted that she feels a task force of financial experts is appropriate because there is currently no individual Councilmember who has that expertise. Councilmember Teague stated he supports an opportunity for soliciting sound advice from a group of individuals who have expertise in financial issues. The Council could consider the recommendations made by that group and decide whether to accept or deny them. He stated he is not concerned that creation of a task force would remove any power or authority from the City Council. Councilmember Maughan stated he feels the City has fundamentally operated under the concept of keeping debt obligations low and manageable and he is not sure that a task force nor a policy is needed. Mayor Gailey called the

discussion and stated he will place an action item on a future meeting to allow the Council to formally vote on the creation of a task force.

Discussion regarding future secondary water reservoir.

A staff memo from the Public Works Director explained the Utah Department of Transportation (UDOT) is currently in design and beginning construction of the WDC. Design requires the need for storm detention near the intersection of Bluff Road and Antelope Drive. Bluff Pond is near that location and will be facing the need for a rebuild of the existing pump station soon that may amount to approximately $2M to $4M. Syracuse City secondary water master plan indicates the need to construct an additional reservoir to accommodate growth. The master plan indicates that the city currently is in a deficit of one million gallons of storage capacity and will continue to increase over time until a new reservoir is functioning. The water stored at Bluff Pond could be consolidated with a new reservoir to improve efficiency of operations and potentially reduce the long-term future need of the number of pumps to run the system. Consolidating Bluff Pond with a new reservoir would save Syracuse from the need to upgrade the pump station at Bluff Pond. UDOT design team has expressed interest in retrofitting Bluff Pond into a storm detention and offering a credit to the infrastructure that is already in place that can be used for detention. A credit is also being offered for the value of the land. These credits would be applied toward land that UDOT currently owns at 2700 South 2000 West that can be made available to Syracuse City for a future reservoir. The land location allows Syracuse to receive water from all water suppliers without pumping. The land is large enough to accommodate water volumes needed for build-out conditions as well as the existing volume from Bluff Pond. Preliminary engineering has determined that the soil conditions and location are acceptable for a future reservoir. UDOT currently has a stockpile of granular material on the property that will be used for building berms along WDC. UDOT could excavate deeper on the property, which will save Syracuse City some excavation costs for a reservoir. Costs will amount to $9.17M and can be shared by secondary capital and secondary impact fees. Also, $1.47M in storm drain capital and impact fees is necessary to drain the reservoir. Storm drain is already in the ten-year impact fee plan. There are additional opportunities to upgrade existing culinary and secondary mains along Bluff Road while the road will be in construction, if desired. The memo concluded the goals of this discussion are to determine if the Council supports the property purchase/trade, if the Council favors proceeding with design of the new reservoir, and which funding options the City should pursue.

Mr. Whiteley reviewed his staff memo and facilitated discussion among the Council regarding the proposal; the Council indicated they are comfortable with the current proposal and would also like to extend the pond to the southwest to

increase storage capacity. They then discussed funding options, including bond proceeds available from the water tank bond project, grant programs to which the City can apply for funding, and impact fee revenues. Mr. Bovero indicated that City Administration will report back to UDOT and negotiate expansion of the reservoir as directed by the Council.

Discussion of political or non-official flags in Syracuse City.

An administrative staff memo explained that at the conclusion of the June 8, 2021 City Council business meeting, there was a brief discussion about occurrences of vandalism or theft of political and non-official flags throughout the City. The Council indicated a desire to have continued discussion regarding the matter, and that is the intent of this agenda item. Administration is seeking some direction from the Council regarding the manner in which they wish to proceed in addressing this issue, if at all, in order for Administration to further research the legalities of the issue in preparation for continued discussion. The goal of this discussion is to determine if the Council wishes to pursue additional regulations for political or non-official flags in the City.

City Attorney Roberts reviewed the memo and facilitated discussion among the Council regarding the concept of pursuing regulations for political or non-official flags in the City. There was philosophical discussion among the Council regarding the types of flags that could be adopted as City flags and flown on public flag poles; Mr. Roberts cautioned the Council against proceeding down the road of regulating flags flown on private properties and deeming vandalism of any such flag as a 'hate crime'. The Council stated they would like to continue to support public safety officials by flying the 'blue-line' and 'red-line' flags. They will also continue to fly the United States Flag, the State Flag, and City Flag. All other flags will not be regulated by the City for flying on private property. Mayor Gailey stated that residents should be informed that they need to increase surveillance of private flags on their own property, but they can contact the City for enforcement if they are able to provide vandalism of private property.

Discussion about potential lease of North Davis Sewer District (NDSD) property and the City's role in development options for the property

An administrative staff memo explained Councilmember Maughan sent an email to the City Council and City Administration regarding ongoing discussions between the North Davis Sewer District (NDSD) Board of Directors and a private company regarding a lease of NDSD property for development of a recreation facility. Councilmember Maughan

asked that the Council be prepared to discuss the City's role in handling any development applications associated with the project.

Councilmember Maughan discussed the matter and indicated that he needs support from the Council to engage in future discussions regarding improvements of the road that runs adjacent to the NDSD property from 1700 South to 2700 South. The Council acknowledged that traffic on 4000 West will increase if the property is developed as proposed and they understand it will eventually be necessary to improve the road to current standards to handle the increase in traffic. Public Works Director Whiteley stated the road is currently not on the City's long range capital plan for road improvements and is not eligible for various road funding resources because it is not necessary to widen it past two lanes to accommodate the expected increase in traffic; he indicated the only viable funding source for the project is Class C Road Monies. The Council discussed the timeline of development of the property, the potential need to annex the property into the City to facilitate development, and future planning of associated road improvements. The Council concluded it would be more appropriate to discuss transportation improvements at the time the annexation of the property is being considered; the City should not commit to improving the road before annexation and development plans of the property are finalized. Councilmember Maughan stated he will relay that information back to the potential developer of the property.

Discussion of future agenda items/Council announcements.

The Council discussed and reported on upcoming community events and discussed any needs for future agenda items.

The meeting adjourned at 10:16 p.m.

_____ _____

Mike Gailey
Mayor

Cassie Z. Brown, MMC
City Recorder

Date approved: _____

Minutes of the Syracuse City Council Special Meeting, June 22, 2021.

Minutes of the regular meeting of the Syracuse City Council held on June 22, 2021 at 10:16 p.m., in a hybrid in-person/electronic format via Zoom, meeting ID 829 7545 3027, in-person in the City Council Chambers at 1979 W. 1900 S. and streamed on the Syracuse City YouTube Channel in accordance with House Bill 5002, Open and Public Meetings Act Amendments, signed into law on June 25, 2020.

DRAFT

Present: Councilmembers: Lisa W. Bingham
Corinne N. Bolduc
Dave Maughan
Jordan Savage
W. Seth Teague (participated electronically via Zoom)

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

City Employees Present:
Administrative Services Director Steve Marshall
City Attorney Paul Roberts
Police Chief Garret Atkin
Fire Chief Aaron Byington
Parks and Recreation Director Kresta Robinson
Public Works Director Robert Whiteley
Community and Economic Development Director Noah Steele

1. Meeting Called to Order/Adopt Agenda

Mayor Gailey called the meeting to order at 10:16 p.m. as a special meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Councilmember.

COUNCILMEMBER MAUGHAN MOVED TO ADOPT THE AGENDA. COUNCILMEMBER SAVAGE SECONDED THE MOTION; ALL VOTED IN FAVOR.

2a. Committee appointment: Proposed Resolution R21-27 appointing Ryan Wessel to the Syracuse City Architectural Review Committee (ARC).

An Administrative staff memo explained there is currently a vacancy in the Architectural Review Committee for one of the positions held by a Planning Commissioner. Mayor Gailey recommends the appointment of Ryan Wessel to fill the vacancy.

COUNCILMEMBER MAUGHAN MADE A MOTION TO ADOPT RESOLUTION R21-27 APPOINTING RYAN WESSEL TO THE SYRACUSE CITY ARCHITECTURAL REVIEW COMMITTEE (ARC). COUNCILMEMBER BOLDUC SECONDED THE MOTION; ALL VOTED AYE.

2b. Committee appointment: Proposed Resolution R21-28 appointing Alan Gallegos to the Syracuse City Board of Adjustment (BOA).

An Administrative staff memo explained there is currently a vacancy on the City's Board of Adjustments. Mayor Gailey recommends that Alan Gallegos be appointed to fill the vacancy, with his term to expire June 30, 2026.

COUNCILMEMBER MAUGHAN MADE A MOTION TO ADOPT RESOLUTION R21-28 APPOINTING ALAN GALLEGOS TO THE SYRACUSE CITY BOARD OF ADJUSTMENT (BOA). COUNCILMEMBER BOLDUC SECONDED THE MOTION; ALL VOTED AYE.

2c. Committee appointment: Proposed Resolution R21-29 appointing Duane Cheney, Lane Smith, Patrick Carrol, and Judy Meservey to the Syracuse City Disaster Preparedness Committee (DPC).

An Administrative staff memo explained the terms of four current members of the City's Disaster Preparedness Committee are set to expire at the end of June, 2021. The members have indicated a willingness to continue serving and Mayor Gailey recommends their reappointment, with their new terms expiring June 30, 2024. The members are Duane Cheney, Lane Smith, Patrick Carrol, and Judy Meservey.

COUNCILMEMBER MAUGHAN MADE A MOTION TO ADOPT RESOLUTION R21-29 APPOINTING DUAN CHENEY, LANE SMITH, PATRICK CARROL, AND JUDY MESERVEY TO THE SYRACUSE CITY DISASTER PREPAREDNESS COMMITTEE (DPC). COUNCILMEMBER BOLDUC SECONDED THE MOTION; ALL VOTED AYE.

2d. Committee appointment: Proposed Resolution R21-30 appointing Heather Ganus as the Junior Theatre Chair of the Syracuse City Arts Council

An Administrative staff memo explained Arts Council leadership has requested that Heather Ganus be appointed to the Arts Council Board as the Junior Theatre Chair. Syracuse City Code Title Three provides a process for appointing members of the Arts Council as follows:

3.45.020(D): Terms of Office. The terms of office for Board members, who are not members of the Recreation Department, shall be four years. These members' terms shall be staggered so that no more than 25 percent of the members' terms expire at the same time. The term of office for the Recreation Department staff designated as a

member of the Board should be as determined by the Department Director. Appointments to the Board should be made no later than the first City Council meeting in September of each year, and shall be filled as quickly as practicable when a vacancy arises due to resignation. In circumstances where appointments are not made prior to the first City Council meeting in September of each year, said appointments shall be made as soon as reasonably possible thereafter.

COUNCILMEMBER MAUGHAN MADE A MOTION TO ADOPT RESOLUTION R21-30 APPOINTING HEATHER GANUS AS THE JUNIOR THEATRE CHAIR OF THE SYRACUSE CITY ARTS COUNCIL. COUNCILMEMBER BOLDUC SECONDED THE MOTION; ALL VOTED AYE.

3. Proposed Resolution R21-26 restricting and regulating the use of pressure-irrigation water during 2021.

A staff memo from the Public Works Director explained Syracuse City Code 4.25.130 describes measures that the council can establish during drought conditions. SCC 4.25.140 describes water conservation plans from large property owners. Syracuse could consider ending the season early, to increase the water supply. The farmers require water until September 15th. This could increase the inflow supply approximately 17% each week. Fines could be increased this year due to the extreme drought conditions. Also, allowing an option to pay $1000 instead of shutting off will discourage cross connections and provide the ability to install a meter, which can help the water user manage the water volume use on the property. Consider specific language consistent with the governor's request and with water districts in our area indicating a unified message of no more than two watering's per week. The two-mandatory no-watering days can remain in place. Individuals can still choose two days out of the five days each week to water. Consider suspending the landscape requirement in 10.30.050 (G) for this irrigation year. The memo concluded the action item before the Council is to determine whether to approve a resolution supporting watering two days per week, setting the season end date, and increased fines through enforcement, as described.

Mr. Whiteley reviewed his staff memo and facilitated discussion among the Council regarding the restrictions they would like to pursue. There was a discussion about current enforcement efforts and the number of homes that have received a penalty for violation of current regulations; the Council recommended amending the penalty schedule in accordance with the level of drought the area is experiencing at a given time. They also supported continued discussion of shutting off the system earlier in the season than planned, if necessary.

Councilmember Savage then stated that in addition to communicating restrictions and penalties, the City should also communicate the directives/tips from the Governor as well as resources that individual residents can pursue, such as grants or rebates for converting landscaping at their property. Mr. Whiteley indicated that he can publish the Governor's recommendations on the City's website and social media channels.

COUNCILMEMBER BOLDUC MOVED TO ADOPT RESOLUTION R21-26 RESTRICTING AND REGULATING THE USE OF PRESSURE-IRRIGATION WATER DURING 2021, WITH THE FOLLOWING CHANGES:

- ON THE FOURTH VIOLATION, WATER WILL BE SHUT-OFF, $1,000 FEE IMPOSED, AND WATER METER INSTALLED.
- ENDING THE SECONDARY WATER SEASON ONE WEEK EARLIER THAN PREVIOUSL ADVERTISED, ON SEPTEMBER 20, 2021.

. COUNCILMEMBER BINGHAM SECONDED THE MOTION; ALL VOTED IN FAVOR, WITH THE EXCEPTION OF COUNCILMEMBER MAUGHAN, WHO VOTED IN OPPOSITION.

At 10:42 P.M. COUNCILMEMBER BINGHAM MADE A MOTION TO ADJOURN. COUNCILMEMBER SAVAGE SECONDED THE MOTION; ALL VOTED IN FAVOR.

_____ _____

Mike Gailey
Mayor

Cassie Z. Brown, MMC
City Recorder

Date approved: _____

Minutes of the Syracuse City Council Regular Meeting, July 13, 2021.

Minutes of the regular meeting of the Syracuse City Council held on July 13, 2021 at 6:00 p.m., held in a hybrid in-person/electronic format via Zoom, meeting ID 874 2326 9741, in-person in the City Council Chambers at 1979 W. 1900 S., and streamed on the Syracuse City YouTube Channel in accordance with House Bill 5002, Open and Public Meetings Act Amendments, signed into law on June 25, 2020.

Present: Councilmembers: Lisa W. Bingham
Corinne N. Bolduc
Dave Maughan
Jordan Savage (participated electronically, arrived at 6:40 p.m.)
W. Seth Teague

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

DRAFT

City Employees Present:
Administrative Services Director Stephen Marshall
City Attorney Paul Roberts
Police Chief Garret Atkin
Fire Chief Aaron Byington
Parks and Recreation Director Kresta Robinson
Public Works Director Robert Whiteley
Community and Economic Development Director Noah Steele

1. Meeting Called to Order/Adopt Agenda

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

COUNCILMEMBER MAUGHAN MOVED TO ADOPT THE AGENDA. COUNCILMEMBER BOLDUC SECONDED THE MOTION; ALL VOTED IN FAVOR. Councilmember Savage was not present when this vote was taken.

2. Public comment:

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

"To whom it may concern,

I am speaking on behalf of the Bennett Family. We have heard their some concerns with developing the property we are trying to sell. And as a family we are in hopes that you will consider allowing our property to move forward and be developed. We fill there have been other properties with similar situations allowed to move forward and we hope that we will be given the same opportunity. Otherwise we are put in a situation where we will have to wait for

future developments to happen before we are able to do anything with my parents property. They are hoping to sell it now, not later.

Thanks for your consideration,

Spencer Bennett."

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

Mayor Gailey then invited public comments from those in attendance in person. There were no in-person public comments.

3. Appeal hearing for issuance of citation to Nate Affleck for violation of secondary water drought provisions ordinance.

An Administrative staff memo explained Mr. Nate Affleck has requested to be on the agenda to appeal an administrative decision regarding a $200 fine he received for his second violation of the City's secondary water restrictions. Mr. Affleck received a warning notice from Public Works for watering between the hours of 10am and 6pm. He subsequently received a second violation, resulting in the $200 fine, for watering on the No Water Day for the quadrant of the City in which his home is located. Mr. Affleck contacted Public Works and City Hall to see if the violation could be taken back to a warning. He indicated to staff that he was not aware of the restrictions when he received the first notice. He indicated to staff that due to his busy daily schedule, he does not read the print material sent out by the City or engage on social media. As pertaining to the second violation, he indicated to staff that he did not read the entirety of the first warning, which described the no watering days. Mr. Affleck was directed to City Manager, Brody Bovero to ask for an administrative adjustment on the fine. After listening to Mr. Affleck's explanation and also gathering information from staff, Mr. Bovero respectfully denied the request, citing staff's requirement to apply equal treatment under the law when enforcing the City's ordinances. While he has respect and sympathy for Mr. Affleck's situation, he felt that it wasn't fair to all other residents who have taken the time and effort to comply with the watering restrictions during a historic drought. It would also open up the question to many others who have received violations as to why their violation was not reverted back to a warning. Mr. Bovero did advise Mr. Affleck of his right to appeal this decision to the City Council, who might see the situation otherwise. There are many other details forthcoming. Mr. Affleck's appeal was just received on Wednesday, July 7th. While this met the requirement to appear on the agenda, staff has not had time to gather all of the details at this time. It is anticipated that the remaining details will be posted

as an amendment to the packet by Monday. The memo concluded this decision is quasi-judicial in nature. The Council's role is to vote on whether to overturn the administrative decision, and if so, decide what decision should be made; or deny the appeal.

Mayor Gailey invited Mr. Affleck to explain the purpose of his appeal.

Mr. Affleck stated that he has not paid close attention to the City's newsletter and other methods of communicating water restrictions for this season; he has nine watering stations at his home and watering ends at approximately 10:30 a.m., but the person who issued his warning visited his property at 10:25 a.m. and found the last station was still watering. He adjusted his sprinkler timer so that watering would end earlier, but he did not know he was not supposed to water on Tuesday and Sunday. He was cited when he was found to be watering on Tuesday. He is only watering three times a week like he should be, but he was not aware of the map that identifies the watering days for his location and that he was only supposed to be watering twice a week. He was not trying to break any rules and he was simply minding his own business and he is very upset about the citation and fine. His neighbors have flooded him for the past five years and he has never made a fuss about it and the City has not taken care of it. He has since fixed his sprinkler timer to ensure that his lawn is not watered more than twice a week during the allowed times. He reiterated he simply has not paid attention to the information put out by the City; he is a single dad of four boys, and he works long hours that limit his time to pay attention to these matters.

Mayor Gailey offered City Attorney Roberts and opportunity to reply. Mr. Roberts stated he does not feel a rebuttal is necessary; Mr. Affleck has indicated that he understands the water restriction orders that have been issued, but he is asking that the Council not enforce the penalties associated with those restrictions at this time. He stated this is a decision for the Council to make, but he advised them that there are many others who have received citations and paid their fines.

Councilmember Teague thanked Mr. Affleck for sharing his thoughts, but he is not inclined to waive the fines that have been issued based upon Mr. Affleck's explanation that he simply was not paying attention to the orders issued regarding water restrictions.

Councilmember Bolduc stated she is sorry that Mr. Affleck is upset about paying the fine, but ignorance of a law is not an excuse for violating it. She stated that if someone is speeding in an area and their excuse is that they did not know the speed limit, they are still responsible and can be cited. She apologized to Mr. Affleck that his good intentions were not sufficient in this case.

Councilmember Bingham stated she also sympathizes with Mr. Affleck and understands his concern about paying a fine for this matter. She stated that she does not think that the violation resulted from Mr. Affleck not having the opportunity

to learn of the restrictions and for that reason she cannot support the request for the wavier of the fines. She stated that even if someone is not socially connected to the City's online communication methods, they should have an understanding of matters of general interest, such as a State-wide drought that has been widely covered this year. She stated she would be more inclined to support Mr. Affleck's appeal if he had changed his practices after receiving the warning from the City, but that was not the case, and for that reason she will support denial of the appeal.

Councilmember Maughan stated that the only thing he would add to the comments from his fellow Councilmembers is that Mr. Affleck is asking the Council to treat him differently than everyone else in the City and he cannot support that.

Mayor Gailey called for a motion.

COUNCILMEMBER MAUGHAN MOVED TO DENY MR. AFFLECK'S APPEAL OF CITATION FOR VIOLATION OF SECONDARY WATER DROUGHT PROVISIONS ORDINANCE. COUNCILMEMBER TEAGUE SECONDED THE MOTION, ALL VOTED IN FAVOR. Councilmember Savage was not present when this vote was taken.

4a. Recognition item: GFOA Certificate of Achievement for Excellence in Financial Reporting.

A staff memo from City Manager Bovero explained that on June 18, 2021 Syracuse City was awarded the *Certificate of Achievement for Excellence in Financial Reporting* by the Government Finance Officers Association of the United States and Canada. This Certificate of Achievement, awarded to Syracuse City Administrative Services Director Stephen Marshall, is "the highest form of recognition in governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management." This award is specific to the fiscal year ending June 30, 2020 comprehensive annual financial report (CAFR). The CAFR was judged by an impartial panel, whose goal was to determine if it met the high standards of the program. Included in these high standards is the demonstration of a "spirit of transparency and full disclosure" to clearly communicate the Syracuse financial story. This is the eleventh consecutive year that Syracuse City has been awarded this honor. Achievement of this award is primarily due to the efforts of Administrative Services Director Stephen Marshall in managing the City's day-to-day finances.

Mr. Bovero reviewed his staff memo and congratulated Administrative Services Director Marshall on his efforts that led to the City's receipt of this award.

4b. Recognition item: Miss Syracuse Pageant Committee Recognition.

An administrative staff memo explained Mayor Gailey and Councilmember Bolduc, liaison to the Miss Syracuse Pageant Committee, have requested that members of the Miss Syracuse Pageant Committee be recognized for their many hours of service to our community. Committee members have been invited to the meeting to be formally recognized.

Mayor Gailey and Councilmember Bolduc recognized Committee Members Shelley Thorne, Haley Hamblin, Ashlee Sisneros, Erin Blankenship, Britney Rice, Kenadey Thornley, Amber Killian, and Rochelle Johannessen. Councilmember Bingham commented on her participation with the 2021 pageant; it was a very well-organized event that benefits the participants as well as the entire community. She congratulated the Committee on their efforts and for the contribution they make to the community. Mayor Gailey also thanked the Miss Syracuse Royalty for 2020; their year of royalty was dramatically impacted by the Covid-19 pandemic, but they rose to the occasion and served with grace and professionalism and the City is very proud of them.

Ms. Thorne stated that organization of the pageant is a group effort each year and the goal of the pageant is truly community service. She is impressed by the royalty and all participants every year by their dedication to serving the community and making Syracuse a better place for everyone.

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

Public Works Director Whitely provided the Governing Body and those in attendance at the meeting with an update regarding drought conditions and secondary water service in the City. The companies that supply the City with a portion of its water are shutting down their pressurized systems on September 1, 2021, but this should not impact residents as the City has rationed its water supply and will be able to continue to supply water to the residents until September 20. Most other cities in the area will likely shut of water to their residents earlier than Syracuse. He presented graphs illustrating the amount of water inflow to the City throughout the season as well as a chart illustrating water tank levels from June 1 through June 30; tanks empty nearly every day and that requires the City to rely upon water in the reservoir. Throughout the month of July thus far, the levels in the tank have remained higher, which is an indication that people have been following water conservation advice closer than in the early weeks/months of the water season. The City continues to work with farmers to ensure they are receiving adequate water to keep their crops alive, and they are also sacrificing along with other residents. He feels that enforcement has helped to ensure that residents are following water restrictions and regulations; he referenced the discussion earlier in the meeting in response to Mr. Affleck's appeal of the civil penalty that was issued to him. He stated he wanted to put on record

that Mr. Affleck visited the Public Works offices in person and was very hostile with the employee that helped him. He threw his citation across the desk and hit the employee and that is very unprofessional and unacceptable.

Mayor Gailey then invited input from Parks and Recreation Director Robinson regarding watering at City parks. Ms. Robinson noted that her Department has followed the same water advice as residents, but it is difficult to water all park areas in the shorter water window and just twice a week and she fears that some City park turf will die and be lost. This area is needed to host the City's recreation programs. The Council engaged in high level discussion about options for maintaining turf at City parks, including ideas such as suspending certain recreation programs for the 2021 year to ensure that excessive use of the turf does not kill it; or allowing watering outside of the water window being imposed on residential property owners; they concluded to advise Ms. Robinson and Mr. Whiteley to meet together to discuss the best way to manage watering at City park facilities, after which City Attorney Roberts advise that continued discussion of the potential to amend City programming be properly advertised for continued discussion in a future meeting. Mayor Gailey added he feels this is an administrative matter than can be handled internally by City Administration; he asked City Manager Bovero to work with Ms. Robinson and Mr. Whiteley to provide a recommendation to the Council regarding the best way to proceed with watering park space. Mr. Bovero stated he can do that, but it is his advice that the City continue to water valuable park space, sometimes outside of watering windows. He simply wanted the Council to be aware of the situation because they are the City representatives who will receive feedback from residents. The Council supported City Administration's efforts to go forward and continue to water park space within regulations and consider other measures for preserving park space for the remainder of the watering season. They also recommended that the City utilize social media channels and other communication tools to inform citizens of the circumstances that lead to watering City park space outside of the defined water window for residential properties.

6. Approval of minutes.

The following minutes were reviewed by the City Council: Work Session of May 25, 2021, and the City Council Business Meeting, Special Redevelopment Agency (RDA) Meeting, and Special Municipal Building Authority (MBA) Meeting of June 8, 2021.

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

7a. Consent agenda: Proposed Resolution R21-33 authorizing the sale of Communications Easement and Access Easement for cell tower at 2400 West 2900 South.

A staff memo from the City Manager explained the City owns and has leased a cell tower on City property near 2400 West and 2900 South. The current lessee, ATC Sequoia LLC, has offered to purchase the easement from the City on a perpetual basis. The City currently receives about $23,000.00 per year (indexed to increase annually by a few percentage points) from the easement lease and the current offer for purchase is $600,000.00. This option agreement would give the buyer 180 days to close on the transaction and, once exercised, the option would entitle them to an exclusive communications easement on the tower, and a utility easement to access the site. The easement is perpetual, so the City would not receive any additional compensation or lease payments from this cell tower, ever.

COUNCILMEMBER TEAGUE MOVED TO ADOPT RESOLUTION R21-33 AUTHORIZING THE SALE OF COMMUNICATIONS EASEMENT AND ACCESS EASEMENT FOR CELL TOWER AT 2400 WEST 2900 SOUTH. COUNCILMEMBER BINGHAM SECONDED THE MOTION; ALL VOTED IN FAVOR.

7b. Common consent: Proposed Resolution R21-32 adopting the North Davis Active Transportation Plan as a guiding document in community and transportation planning.

A staff memo from the Community and Economic Development (CED) Department explained the City recently participated in a regional active transportation plan. This was largely paid for by a grant from the Wasatch Front Regional Council with contributions from five cities. The City contributed $2,500 towards the plan but the total cost for the plan was $110,000. The plan identifies and studies potential local and regional active transportation projects and coordinates connection points at political boundaries. Pages nine through ten summarize the City’s existing plans. Notice that our trails master plan is from 2012 and could use an update. Pages 43-49 gives details for the potential Antelope Drive trail between 2000 West and the Causeway. The section also talks about how to add bike lanes to Antelope from 1000 W and west. Appendix page 18 gives some detailed information about 'bulb outs' otherwise known as curb extensions that may be interesting given the recent traffic calming conversation surrounding the proposed Abbington development. Appendix B features a summary of potential projects just for Syracuse along with estimated cost estimates.

COUNCILMEMBER TEAGUE MOVED TO ADOPT RESOLUTION R21-32 ADOPTING THE NORTH DAVIS ACTIVE TRANSPORTATION PLAN AS A GUIDING DOCUMENT IN COMMUNITY AND TRANSPORTATION PLANNING. COUNCILMEMBER BINGHAM SECONDED THE MOTION; ALL VOTED IN FAVOR.

8a. Committee appointments: Proposed Resolution R21-34 appointing Lonn Hunter as a full member of the Syracuse City Planning Commission.

An administrative staff memo explained with the recent changes to appointment status of various Planning Commissioners, there is a need to shift an alternate position to a full position; Mayor Gailey has asked that the Council consider appointing Lonn Hunter as a full member of the Commission, rather than an alternate.

COUNCILMEMBER MAUGHAN MADE A MOTION TO ADOPT RESOLUTION R21-34 LONN HUNTER TO THE SYRACUSE CITY PLANNING COMMISSION. COUNCILMEMBER BINGHAM SECONDED THE MOTION; ALL VOTED AYE.

9. Authorize Administration to award contract for janitorial services to Advanced Building Care, LLC.

A staff memo from the Public Works Department explained a Request for Proposals (RFP) was issued for janitorial services for City Hall, Police, Museum, Fire Station, Public Works, and Jensen Visitors Center. Two bids were submitted for consideration on June 30, 2021. The low bidder is Advanced Building Care, LLC. The bid tabulation is shown.

- Advanced Building Care $1,975 / month
- EcoBrite Services $9,754 / month

The annual budget is $32,000. The proposal from Advanced Building Care fits in the established budget. Advanced Building Care has been performing janitor services for Syracuse City buildings since October 1, 2015.

Public Works Director Whiteley reviewed the staff memo.

COUNCILMEMBER MAUGHAN MADE A MOTION TO AUTHORIZE ADMINISTRATION TO AWARD CONTRACT FOR JANITORIAL SERVICES TO ADVANCED BUILDING CARE, LLC. COUNCILMEMBER TEAGUE SECONDED THE MOTION. ALL VOTED AYE.

10. Proposed Resolution R21-31 approving acceptance of American Rescue Plan Act grant money.

A staff memo from the Administrative Services Director explained Congress passed the American Rescue Plan Act of 2021 this year. This plan allocated funding to local governments similar to the CARES Act funding we received last year. The total allocation given to Syracuse City is $3,723,074. If the council accepts this grant money, it will be distributed in two tranches. Half would be received immediately and the other half a year from now. Follow this link for more information on the ARRA including tentative guidance on allowable uses of the funds: https://home.treasury.gov/policy-issues/coronavirus/assistance-for-state-local-and-tribal-governments/state-and-local-fiscal-recovery-funds. The grant money can be spent until December 2024. If the Council accepts the money, Administration plans to discuss priorities and uses in a future work session. The deadline to accept or decline the funds is July 21, 2021. After this date, the State will make at least two additional attempts to contact you. If your municipal government remains unresponsive by August 20, 2021, the funds allocated to your municipal government will be reallocated to the remaining Non-Entitlement Units in the pool.

Administrative Services Director Marshall reviewed the staff memo.

Mayor Gailey stated that while he is hesitant to accept the ARPA money due to the fact that it has the potential to encumber future generations, he is aware that other entities will receive and benefit from the money and Syracuse residents will still be encumbered. Councilmember Bingham agreed and added that the money can be used for infrastructure projects that could benefit the City in the long term. Councilmembers Bolduc, Teague, and Maughan agreed. Councilmember Maughan stated his concern is that the money can only be spent on future expenditures and not on debt service for past expenditures. He wishes the money could be used for debt service. Mr. Marshall stated that the City could provide feedback expressing Councilmember Maughan's concern and other municipalities have shared that concern. Councilmember Maughan stated he would be supportive of providing that feedback. Councilmember Savage asked if some of the funding could be used to cover the costs for sewer and wastewater improvements given that the funding for those projects have been limited in Syracuse City. This would relieve the burden on taxpayers. Mr. Marshall stated that he will continue to research allowed projects that the funding can be dedicated to.

COUNCILMEMBER MAUGHAN MADE A MOTION TO ADOPT RESOLUTION R21-31 APPROVING ACCEPTANCE OF AMERICAN RESCUE PLAN ACT GRANT MONEY. COUNCILMEMBER BINGHAM SECONDED THE MOTION. ALL VOTED AYE.

11. Discussion and/or action on Police Department staffing proposal.

A staff memo from the Police Chief explained Lieutenant David Skinner will be retiring at the end of August. Chief Atkin is making a proposal that involves not replacing the Lieutenant position. Instead, he is proposing to hire two entry level officers and make two Sergeant promotions from within the Department. One of the Sergeants would be placed over the detective unit; the other would be placed over a newly created traffic unit.

Police Chief Atkin summarized his staff memo and used the aid of a PowerPoint presentation to expound on the details of the proposal. This situation is a result of the retirement of a Lieutenant in the Police Department; Department Administration has considered options for replacing that Lieutenant and the costs associated with various staffing concepts. The City currently spends $149,823 on the Lieutenant position and Department leadership has proposed giving up that position in order to hire two new Police Officer 1 (PO1) employees and promote two new sergeants. One PO1 would replace the lieutenant and the other would be a new position. This would bring the level of sworn officers up to 25. However, the two new PO1's need to be hired prior to August 2 in order to enroll them in the Police Academy; the total Fiscal Year (FY) 2022 impact is $152,376. This creates a compensation deficit of $37,078. The second phase of the proposal is to promote two officers to Sergeant; one would be placed over the detective unit and the other over the traffic unit. Both Sergeants may currently be topped out in the PO3 wage scale, but would get a five percent increase due to the adjustment being a promotion. Council approval is needed to not open the positions to outside applicants; hiring from outside either increases the number of allotted officers and/or significantly alters the costs involved with the proposal. The compensation deficit associated with promoting two Sergeants is $12,222. The total compensation/equipment deficit for both phases of the proposal is $64,800, which represents a pro-rated portion of the vehicle that will eventually be purchased in FY25. The justification of the proposal includes the following:

- Greater internal applicant pool for Sergeant than Lieutenant.
- Ability to effectively reallocate the Lieutenant's duties.
- Creating more opportunities for current members through promotions and transfers.
- Preparing more supervisors for future executive staff positions.
- Getting a Sergeant and one officer in place for the traffic unit.
    - Only one officer will be needed in FY23 to complete this unit.
- As part of FY21 budget, the Police Department requested $215K in total compensation for traffic unit personnel.
    - Sgt. = $115k PO3 Officer = $100k

Chief Atkin concluded implementing the proposal will mean the Department will only need to hire one officer in FY23 to complete the traffic unit and the Department will save over $65,000 in compensation by implementing the proposal and promoting internally for a Traffic Sergeant.

Councilmember Maughan asked for assurance that the proposed structure will be sufficient for several years to come and it will not be necessary to rehire the Lieutenant position in the next few FYs. Chief Atkin stated that is the case.

Councilmember Savage stated he appreciates that this proposal gets the City one step closer to having an actual traffic unit. Councilmember Teague agreed; this proposal will prepare the City for addressing issues in terms of traffic enforcement and it also creates opportunities for upward mobility in the Department, which will result in improving morale in the Department. Councilmembers Bingham and Bolduc agreed and thanked Chief Atkin for his proposal. The Council ultimately offered support for the proposal and concluded to authorize support for the adjustments to staffing of the Department; they indicated they will monitor the budget and consider a mid-year adjustment to address the staffing/equipment shortfalls identified in Chief Atkin's presentation. Councilmember Savage briefly noted that he has spoken with Police Officers in other municipalities who have commented on their desire to be employed with the City; they actively watch for openings because they would like to move here, but there are very rarely any vacancies in the Department because Officers enjoy the environment and want to maintain their employment.

12. Authorize Administration to execute Memorandum of Understanding (MOU) to allow The Bird Scooters to operate their scooter business in Syracuse City on a trial basis.

A staff memo from the Community and Economic Development (CED) Department explained Mike Butler from The Bird Scooters would like to expand their scooter rental business to the city. He has requested some of your time to explain the business model and is seeking approval for a trial run. You may have seen the battery powered scooters zipping around sidewalks in hundreds of cities across the world and even increasingly more suburban areas. They can be an effective tool for increasing what is called 'micro-mobility'. These are short trips between points of interest, like the bus stop and the grocery store, or movie theatre. You have to be over 18 to rent the scooters so not so much for students and schools. While this can be a novel business to make available for our residents, just like everything, it doesn't come with some potential negative things to consider. Since pedestrians travel at a much slower speed, and share the same sidewalk as the scooter, scooter/pedestrian conflicts do occur. Some city's complain of scooters being littered on sidewalks and parks creating tripping hazards, added

work for lawn mowing crews, and visual clutter. Also, riders sometimes crash into things or get into accidents creating property damage, or even injury. Riders don't always wear helmets like they are supposed to, adding to potential injuries. Other cities have learned how to regulate this business and often incorporate one or multiple strategies. Some cities limit the areas scooters operate with something called a 'geofence'. There is also the ability to do a regulated maximum speed. You can also limit the total number of scooters deployed as well. Some cities limit parking to small designated areas. Some require a portion of each transaction to be diverted to the city to cover added enforcement/management costs that are used to widen sidewalks or pay somebody to go out and make sure they are not laying on city sidewalks. There are many different scooter companies and cities often regulate how many are licensed to operate. The city currently does not have any regulations for this sort of thing. The company could technically apply for a business license right now, but from past experience, have learned it is best to engage with the city up front. Here is their website: https://www.bird.co/map/ Here is Sandy City's website for scooters: https://sandy.utah.gov/722/Electric-Scooters.

CED Director Steele reviewed the staff memo and facilitated general high-level discussion with Mr. Butler regarding his business model for the scooter business during the trial period defined in the proposed MOU.

COUNCILMEMBER TEAGUE MOVED TO AUTHORIZE ADMINISTRATION TO EXECUTE MEMORANDUM OF UNDERSTANDING (MOU) TO ALLOW THE BIRD SCOOTERS TO OPERATE THEIR SCOOTER BUSINESS IN SYRACUSE CITY ON A TRIAL BASIS. COUNCILMEMBER BINGHAM SECONDED THE MOTION; ALL VOTED AYE.

13. Proposed Ordinance 2021-17, zone change and preliminary plat application for Parkwest Subdivision, located at approximately 1693 W. 2700 S., from Agricultural (A1), Residential (R1), and General Commercial (GC) to Planned Residential Development (PRD).

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

Project name:	Parkwest
Location:	1693 W. 2700 S.
Current General Plan:	Medium Density Residential
Current Zoning:	R1, GC, A1

Proposed Zoning:	PRD
Acres:	26
# of Units:	136
Units/acre:	5.2

Applicant John Nelson with Psion Homes is applying for a rezone of the former RC Willey property. The city recently amended the General Plan map in preparation for a rezone. The rezone adds additional detail above what was provided at the General Plan stage including architectural elevations and landscaping. Part of the proposed plans include a monument describing the site's history in relation to the furniture store. Staff has conducted a thorough review of the plans and the latest reviews are included at the end of the report. The PRD zone requires preliminary plat and rezone be reviewed simultaneously. The development plans are secured with a development agreement. The memo concluded amendments to the Zoning Map are legislative. Planning Commission reviewed the item and is forwarding a recommendation for approval with a condition that the north two lots be worked out. Since, that time, the developer has amended the plan addressing the concerns.

CED Director Steele reviewed the staff memo and facilitated the Council's review of the project plan to identify adjustments that have been made since the Council's last review of the application. There was a brief focus on amenities included in the project, the manner in which the 'fee in-lieu' for park improvements will be spent, and adjustments to the dimensions of porches on the homes and townhomes in the project to determine if they comply with the City's land use ordinance.

COUNCILMEMBER TEAGUE MOVED TO ADOPT ORDINANCE 2021-17, ZONE CHANGE AND PRELIMINARY PLAT APPLICATION FOR PARKWEST SUBDIVISION, LOCATED AT APPROXIMATELY 1693 W. 2700 S., FROM AGRICULTURAL (A1), RESIDENTIAL (R1), AND GENERAL COMMERCIAL (GC) TO PLANNED RESIDENTIAL DEVELOPMENT (PRD). COUNCILMEMBER BOLDUC SECONDED THE MOTION; ALL VOTED AYE, WITH THE EXCEPTION OF COUNCILMEMBER MAUGHAN, WHO VOTED IN OPPOSITION.

14. Proposed Ordinance 2021-18, zone change for Towns at City Center project, located at approximately 1556 S. 2000 W., from General Commercial (GC) to Mixed Use Development (MXD).

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

Project name:	Towns at City Center
Location:	1556 S. 2000 W.
Current General Plan:	Commercial
Current Zoning:	General Commercial
Proposed Zoning:	MXD
Acreage:	.94
Units:	20
Units per acre:	21.27
Required commercial:	20 units x 1,775 sf = 35,500/1000 x 36 = 1,278
Provided commercial:	2 units of 639 s – 1,278 sf including mechanical

Applicants Josh Hughes and Doug Rich are requesting approval of a rezone to accommodate a townhome development with two commercial spaces, one on each end. Developments within the MXD zone also require a development agreement. The Planning Commission reviewed the item on May 18, 2021 and voted 4-1 to recommend denial of the project based off of parking concerns. They expressed a desire to reduce units to accommodate driveways in front of garages. On May 25, 2021, Council reviewed the item and decided to table it to give the applicant more time to address the parking concerns. Council favored the idea of acquiring cross access easements from the neighbors over reducing units to make space for parking. The applicant is in the process of negotiating with the O'Reilly property owner to improve some additional cross parking on their site.

CED Director Steele reviewed the staff memo and facilitated high level discussion among the Council and Mr. Hughes regarding the agreements he has secured and is still working to secure to allow for cross-parking with other commercial property owners in the area.

Councilmember Maughan stated that it is his opinion that this application is incomplete as Mr. Hughes has not received a response from the owner of the O'Reilly property regarding cross parking access. Additionally, he still does not see a significant commercial component in the project, and he does not feel that it meets the definition of a MXD project. He does not believe the western portion of the property is a viable commercial area as it does not have great commercial frontage. Mr. Hughes stated that he believes the east and west side of the corner property are the best locations for commercial uses; the ordinance requires a tower feature, and he has included that in his elevation rendering. He believes the commercial uses are viable and does comply with the MXD ordinance; the residential density in the project should support the commercial uses that

have been included in the project design. Councilmember Savage stated that also believes the east side of the project would be better for commercial uses, but he does believe there is adequate visibility of the west side to allow for a commercial use located there to be viable. He stated that his only suggestion would be for the commercial façade on the west side to be more prominent, which would result in recessing the residential façade so they are not the main feature visible from the frontage of the project.

COUNCILMEMBER SAVAGE MOVED TO ADOPT ORDINANCE 2021-18, ZONE CHANGE FOR TOWNS AT CITY CENTER PROJECT, LOCATED AT APPROXIMATELY 1556 S. 2000 W., FROM GENERAL COMMERCIAL (GC) TO MIXED USE DEVELOPMENT (MXD), WITH THE FOLLWING AMENDMENT TO THE DEVELOPMENT AGREEMENT:

- ADDING THE WORDS 'AT LEAST' BEFORE THE TERM 'TWO COMMERCIAL UNITS' TO ALLOWING FOR ADDITIONAL COMMERCIAL USES IN THE PROJECT.

AND DIRECTING THE APPLICANT TO CONTINUE TO NEGOTIATE WITH THE OWNER OF O'REILLY AUTO PARTS TO IMPROVE PARKING ACCOMODATIONS ON THE EAST SIDE OF THE PROJECT AREA. COUNCILMEMBER TEAGUE SECONDED THE MOTION; ALL VOTED AYE, WITH THE EXCEPTION OF COUNCILMEMBER MAUGHAN, WHO VOTED IN OPPOSITION.

15. Proposed Ordinance 2021-19, zone change for property located at approximately 2400 W. 2700 S., Agricultural (A-1) to Residential (R-3).

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

Location:	2400 West 2700 South
Current General Plan:	Low-Density Residential
Current Zoning:	A-1 (Agriculture at 0.5 Units per Acre)
Proposed Zoning:	R-3
Acreage:	5.92

The applicant Brad Frost with Ovation Homes is requesting approval of a rezone of approximately 5.92 acres from Agriculture to R-3 with the intent of developing single-family lots. The permitted uses in the R-3 Zone are essentially the same as the A-1 Zone with the largest difference being lot size with the R-3 minimum of 8,000 sf. There is one issue to consider is that this subdivision's proposed access road location would create an intersection onto 2700 S that is only about 170' away from

2400 W. Staggered intersections like the one that would result from this proposed development are generally discouraged because they increase potential for collision with two left turning cars. Planning Commission more closely reviewed the spacing, the potential traffic volume from the new project and future anticipated development to the north of it, also consulted with the city engineer and found that while not ideal, the safety risk of the future intersection is minimal. They also recognized that there are no other alternative access locations currently available for the development. If the rezone is not granted, then a home with a small farm could be built, or alternatively, the property owner could wait until development occurred to the north and west of the property and gain access at that time. The property owner to the north is UDOT and they likely wouldn't surplus the property until after the West Davis Corridor is completed. It is reported that the owners of the property to the west are not interested in selling at this time. It will be important to ensure stub roads are provided to the north and west to allow for circulation between this and future development, but those details will be worked out with the subdivision process should the rezone be granted. The memo concluded the Planning Commission is forwarding a positive recommendation for approval of the application.

CED Director Steele reviewed the staff memo and facilitated Council review of the application documents to orient them to the changes that have been made to the plan since the Council's last review of the matter; the main change is a temporary dead-end at the end of 2400 West to address concerns expressed during the last meeting regarding the length of the roadway exceeding the City's maximum block lengths.

Mayor Gailey invited input from the applicant specific to his conversations with UDOT. Mr. Frost stated that he is still in conversations with UDOT; they intend to sell a portion of property previously acquired for the West Davis Corridor project that is no longer needed. He stated as soon as the property is available for purchase, he plans to buy it and make it part of this project in order to extend the road and connect to existing roadways to provide for the connectivity desired by the Council.

There was then a brief discussion about phasing of the project, with Mr. Frost noting ground improvements will start next spring with all homes to be completed by the end of 2022 or early in 2023. The Council discussed other area in the City where there are temporary dead-ends that have been in existence for extended period of time, noting they hope to avoid a similar situation in this project. Councilmember Maughan stated his concerns are rooted in safety and he is hopeful that Ovation Homes can purchase the property from UDOT within the next year and connect the roads in this project to existing roads. Mr. Steele stated that until the applicant is able to secure the property, they will be required to create a turnaround that is large enough for a fire apparatus to make a complete turn; they will also be required to loop water in the area, which means they will

be limited on the number of lots they can build in the project. Additionally, gravity sewer will be required. These are all issues that will be carefully evaluated as the project moves through the subdivision application process.

Councilmember Maughan referenced the comment about gravity sewer and asked if soil conditions allow for the installation of a gravity sewer system; he does not want to give approval of a sewer lift for this project. Public Works Director Whiteley indicated sewer is shallow in the area both along 2700 South and in the subdivisions to the west; this does not mean it is impossible to develop the project and accomplish a gravity feed for the sewer system. It just means the developer will need to build up the land in order to accommodate the slope of the sewer line. Mr. Frost stated the engineer for the project is aware of those conditions and he understands he will need to bring in dirt to the project to increase the height and accomplish conditions to facilitate a gravity fed sewer system. This led to brief discussion of other utility issues that may be present on the site, such as storm water retention and culinary water service provision, with Councilmember Bingham noting that these issues will be addressed in the subdivision application process. Councilmember Maughan stated that is correct, but the Council will not have the opportunity to weigh in on those issues again after the zoning is approved. Mr. Steele reviewed the application review process; the plan will be required preliminarily and conceptually by each responsible Department in the City. Councilmember Bingham stated she is not concerned about staff's ability to carefully evaluate the project and ensure all requirements of the zone are met in the project.

Councilmember Maughan stated he is concerned about storm drainage and water leaving the property and flooding nearby properties given the need to increase the elevation of the land before it is developed. Councilmember Savage argued that the West Davis Corridor project to be built a short distance to the west will have a bigger impact on drainage in the area than the development of the subject property. His concerns are more related to safety of vehicular traffic in the project than he is about traffic. Councilmember Maughan stated he simply wants more information about storm water drainage and sewer improvements for the property.

Councilmember Bingham stated she does not see a need to delay action on the rezone application; the City is aware of improvements being made to the east and that UDOT will eventually be willing to sell their property to the north to allow for connectivity of roads in the project. She also believes that the area will grow and there is a great need for patio homes in this area of the City. She feels that the project will be a great catalyst for quality development of other vacant parcels in the area.

Councilmember Savage agreed that the City has a good idea of what type of development will be occurring in the area, but he would not be opposed to waiting for up to a year to take action on this type of project when other details, such as extension of the roadway, can be ironed out. At this time, the project feels somewhat 'piecemeal' to him.

Councilmember Teague stated that Councilmembers Maughan and Savage have raised relevant points that have caused him to take pause in consideration of the application. Additionally, it seems that Mr. Whiteley shares some of the concerns that have been expressed regarding drainage and sewer improvements. However, he feels that the subject property is the right location for the requested zoning designation. Councilmember Savage stated he also thinks the zoning designation is right, but he is not sure the timing of the development is right. Councilmember Maughan agreed.

Mr. Frost stated that if the project is delayed, Ovation Homes may not be involved any longer as they may not be in need of a parcel of property next year for this type of project. The timing is right for Ovation at this time, and he asked for Council action on the application tonight. Councilmember Maughan stated that does not mean that another developer would not be interested in the project for this type of use.

High level discussion and debate regarding drainage of the property continued; Mr. Whitely stated that he is confident that proper drainage of the site can be accomplished, but the developer will need to work through those issues with staff and ensure design and installation of a system that the City can accept and access in the event here is a need to pursue improvements or repairs in the future. Councilmember Bolduc stated those matters will not be addressed until the zone change is approved and the developer is allowed to proceed with their subdivision application. Councilmember Bingham agreed.

Councilmember Savage left the meeting at 8:20 p.m.

COUNCILMEMBER MAUGHAN MOVED TO DENY ORDINANCE 2021-19, ZONE CHANGE FOR PROPERTY LOCATED AT APPROXIMATELY 2400 W. 2700 S., AGRICULTURAL (A-1) TO RESIDENTIAL (R-3).

The motion died due to lack of a second.

COUNCILMEMBER BOLDUC MOVED TO ADOPT ORDINANCE 2021-19, ZONE CHANGE FOR PROPERTY LOCATED AT APPROXIMATELY 2400 W. 2700 S., AGRICULTURAL (A-1) TO RESIDENTIAL (R-3). COUNCILMEMBER BINGHAM SECONDED THE MOTION.

Councilmember Teague asked why the Council cannot be presented with adequate information at this time to address the concerns that have been raised regarding appropriate drainage of the property. Mr. Steele stated that at the time an application is made for a zone change, the applicant is not required to present formal plans for their project, which would include drainage plans. City Attorney Roberts indicated the City does not require formal plans until zoning has been assigned

to a parcel; this allows a developer to feel comfortable they have vested rights and will not be spending a significant amount of money without the understanding of their albitites to develop the property. Councilmember Maughan indicated he is hesitant to offer vested rights for development when there are so many issues of concern; he suggested those issues be addressed and resolved before zoning is acted upon.

Mayor Gailey stated there has been a motion and second to adopt the ordinance and he called for a vote; ALL VOTED AYE, WITH THE EXCEPTION OF COUNCILMEMBER MAUGHAN WHO VOTED IN OPPOSITION. Councilmember Savage was not present when this vote was taken.

16. Proposed Ordinance 2021-20, zone change for property located at approximately 817 W. 1700 S., Mixed-Use Residential (MXD).

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

Location:	817 W. 1700 S.
Current General Plan:	Commercial
Current Zoning:	MXD for previous apartment project, otherwise, A-1
Requested Zoning:	MXD
Acreage:	4.47 for townhomes (MXD proposed), .848 for GC offsite
Units:	54 townhomes
Units per acre:	12
Square footage of commercial:	0 onsite, but 5,300 sf future multitenant 1-story commercial offsite.
Previous units:	115
Previous units per acre:	21.7
Previous square footage of commercial:	4,500 square feet of vertical mixed-use onsite.

Logan Johnson with Wright Development group is requesting the mixed-use zoning designation for a townhome development on the 'Briggs North' site. The city previously approved a mixed-use development on this site with approximately 117 units of three-story apartments and a vertical mixed use building. The developer desires to amend the plans in order to reduce density and building height which will appease some neighbors. They are also wanting to avoid mixed use architectural standards on the commercial building by utilizing the 'off site' option. Application to the mixed-use zone requires architecture,

landscape, and site concept plans be reviewed simultaneously with the rezone request. Staff has reviewed the plans submitted and has several unresolved comments. Please find the proposed plans and more detailed staff reviews attached to this report. The Planning Commission is forwarding a conditional recommendation for approval. They felt that the townhomes were a much more compatible use but had some concerns with the specifics of the plans. They recommended that parking in front of teach unit's garage be provided and concluded that the front porches provided were undersized and not in conformance with the zone requirements.

CED Director Steele reviewed the staff memo and reviewed the plans for the project to orient the Council to changes that have been made to the design since their last review of it. Revisions were intended to address concerns about residential traffic mingling with commercial traffic. He then expressed concern about allowing offsite commercial to be included in the calculation for the amount of commercial provided in the actual MXD project; he is worried about the precedence this sets for future MXD projects in the City.

Philosophical discussion among the Council centered on the status of the project; Councilmember Maughan indicated he feels the application is incomplete and this item should be tabled until more details can be provided. Councilmember Teague agreed and stated he would like to see the draft version of the development agreement before acting on the application. This led to continued discussion with the applicant regarding the status of negotiations of the development agreement, as well as the potential to include an adequate amount of commercial onsite to ensure compliance with the MXD zoning ordinance. There was also a focus on architectural design of the overall project, with Mr. Johnson noting he is willing to continue to negotiate the terms of the development agreement with staff, but he would like the Council to take action on the zoning tonight so he has clear direction on how to proceed at this point.

Mr. Roberts stated he does not feel comfortable allowing the Council to take action to approve a development agreement when there is currently no draft of such an agreement circulating among staff; if the zone change happens and commercial zoning is granted, commercial standards will be applied to the development. The Council can provide some direction to staff regarding architectural and design standards they would like to see in the project in order for staff to begin working on the development agreement; he will prepare a draft version of the development agreement for review at the next work session meeting. The Council participated in high level discussion and provided Mr. Johnson and Mr. Roberts with feedback regarding the types of things they would like to see in the development agreement. Mr. Roberts indicated he will work with Mr. Steele and Mr. Johnson to develop a draft development agreement to review in the next meeting during which the project will be discussed. Mr. Steele reiterated his concern about approving a project under the MXD zoning that does not

comply with the design standards of the MXD zone. He stated that if the Council supports a design that is more suburban in nature, it would be more appropriate to direct the applicant to pursue split residential/general commercial zoning of the property rather than exploiting a loophole in the MXD ordinance. Mr. Johnson stated he will continue to discuss these issues with Mr. Steele and Mr. Roberts and work on a draft version of the development agreement prior to the next Council meeting.

COUNCILMEMBER MAUGHAN MOVED TO TABLE ORDINANCE 2021-20, ZONE CHANGE FOR PROPERTY LOCATED AT APPROXIMATELY 817 W. 1700 S., MIXED-USE RESIDENTIAL. COUNCILMEMBER TEAGUE SECONDED THE MOTION; ALL VOTED AYE. Councilmember Savage was not present when this vote was taken.

17. Discussion and/or action regarding turf conversion to low-water landscape at City Hall proposal.

A staff memo from the City Manager explained at the June 2021 work session and business session, the Council considered and approved funding for a turf conversion project at the City Hall campus area. At the work session, the Council favored the outline presented in Option 1 in the attached document. Since that meeting, the City hosted the annual Syracuse Heritage Days and it was noted that the four corners around the roundabout are used as seating areas for the fireworks show. The question was raised as to whether these areas should be converted into low-water landscaping. Attached are three options to consider for the turf conversion at City Hall/Community Center. All of these options are based on current sprinkler zones in order to minimize costs of altering the irrigations systems. Option 1 is the general idea that was discussed at the Council meeting. As mentioned before, the areas around the roundabout are heavily used for Heritage Days fireworks, and routinely by patrons of the community center. But it is visible and can look presentable. Option 2 can have a similar effect as option 1, but inversed (corners are green and middle sections are landscaped instead of vice versa). Option 3 is a focus on flipping the park strip. This has been getting a lot of attention lately as an area to convert from turf, since parking strips are less efficient with water. The parking strip is less forgiving to the eye, meaning if it gets a little messy, it can make the whole property look unkept. Areas behind the sidewalk are more forgiving to the eye if the landscaping gets stressed. Maintenance is key, and it is critical that the City's funding levels for this type of landscape maintenance is sufficient for this option, unless we divert resources from elsewhere. So, if option 3 is preferred, it is recommended that a very simple design is used. Additional slides on that issue are attached. The memo concluded the goal of the discussion is to provide direction to the Administration on which project to pursue.

City Manager Bovero reviewed the staff memo and facilitated discussion among the Council regarding each of the three options included in the packet; they Council ultimately concluded to support option three to convert the smaller strip areas that are less efficient in terms of water use and ongoing maintenance into the future.

18. Public comment.

There were no public comments.

19. Mayor/Council announcements.

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

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

At 9:19 P.M. COUNCILMEMBER MAUGHAN MADE A MOTION TO ADJOURN. COUNCILMEMBER BINGHAM SECONDED THE MOTION; ALL VOTED IN FAVOR.

_____ _____

Mike Gailey
Mayor

Cassie Z. Brown, MMC
City Recorder

Date approved: _____

COUNCIL AGENDA

August 10, 2021

Agenda Item **#6a** Architectural Review Committee appointment.

Factual Summation

- Any questions regarding this agenda item may be directed at Mayor Gailey.
- There is currently a vacancy in the Architectural Review Committee. Mayor Gailey recommends the appointment of Jeremy Turner to fill the vacancy.
- Attached for Council review is a proposed resolution formalizing the appointments.

RESOLUTION R21-38

A RESOLUTION OF THE SYRACUSE CITY COUNCIL APPOINTING JEREMY TURNER TO THE SYRACUSE CITY ARCHITECTURAL REVIEW COMMITTEE.

WHEREAS Section 10.28.020 of the Syracuse City Code provides for the establishment of an Architectural Review Committee; and

WHEREAS Section 10.28.020 of the Syracuse City Code calls for the appointment of seven members appointed by the Mayor with the advice and consent of the City Council; and

WHEREAS Mayor Gailey is seeking advice and consent from the City Council for his recommended appointment of Jeremy Turner to the Committee.

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

Section 1. Appointment.

- Jeremy Turner is hereby appointed to serve as a member of the Syracuse City Architectural Review Committee.

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 10th DAY OF AUGUST, 2021.

SYRACUSE CITY

ATTEST:

_____ By:_____

Cassie Z. Brown, City Recorder Mike Gailey, Mayor

COUNCIL AGENDA

August 10, 2021

Agenda Item **#6b** Board of Adjustments appointment.

Factual Summation

- Any questions regarding this agenda item may be directed at Mayor Gailey.
- There is currently a vacancy on the City's Board of Adjustments. Mayor Gailey recommends that Andy Gill be appointed to fill the vacancy, with his term to expire June 30, 2026.
- Attached for Council review is a proposed resolution formalizing the appointments.

RESOLUTION R21-39

A RESOLUTION OF THE SYRACUSE CITY COUNCIL APPOINTING ANDY GILL TO THE SYRACUSE CITY BOARD OF ADJUSTMENT.

WHEREAS Title 3 of the Syracuse City Code provides for the establishment of a Board of Adjustment in Syracuse; and

WHEREAS Section 3.15.010 of the Syracuse City Code calls for the appointment of five members who will each serve terms of five years, provided that terms may be staggered such that the term of one member shall expire each year; and

WHEREAS Section 3.15.010 of the Syracuse City Code mandates that members of the Board shall be appointed by the Mayor with the advice and consent of the Council.

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

Section 1. Appointment.

- Andy Gill is hereby appointed to serve on the Syracuse City Board of Adjustment with his term expiring June 30, 2026.

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 10th DAY OF AUGUST, 2021.

SYRACUSE CITY

ATTEST:

_____ By:_____

Cassie Z. Brown, City Recorder Mike Gailey, Mayor

COUNCIL AGENDA

August 10, 2021

Agenda Item **#6c** Parks Advisory Committee appointment.

Factual Summation

- Any questions regarding this agenda item may be directed at Mayor Gailey.
- There is currently a vacancy on the Syracuse City Parks Advisory Committee. Mayor Gailey recommends the appointment of Robert Kirk to fill the vacancy, with his term to expire June 30, 2025.
- Attached for Council review is a proposed resolution formalizing the appointments.

RESOLUTION R21-40

A RESOLUTION OF THE SYRACUSE CITY COUNCIL APPOINTING ROBERT KIRK TO THE PARKS ADVISORY COMMITTEE.

WHEREAS Title III of the Syracuse City Code provides for the establishment of a Parks Advisory Committee; and

WHEREAS Section 3.35.020 of the Syracuse City Code calls for the appointment of seven voting members appointed by the Mayor with the advice and consent of the City Council. Four members shall represent different quadrants of the City, one additional member will be considered at-large, and two members will be appointed from the City Council, which may include the Mayor; and

WHEREAS Mayor Gailey is seeking advice and consent from the City Council for his recommended appointment of Robert Kirk to the Committee.

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

Section 1. Appointment.

- Robert Kirk is hereby appointed to the Parks Advisory Committee with his term to expire June 30, 2025.

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 10th DAY OF AUGUST, 2021.

SYRACUSE CITY

ATTEST:

_____ By:_____

Cassie Z. Brown, City Recorder Mike Gailey, Mayor

COUNCIL AGENDA

August 10, 2021

Agenda Item #7 **Public Hearing** – Proposed Resolution R21-36 amending the Syracuse City Consolidated Fee Schedule by making adjustments to hydrant meter rental general use fees.

Factual Summation

- Any question regarding this agenda item may be directed to Public Works Director Robert Whiteley or Admin. Services Director Stephen Marshall. See the attached consolidate fee schedule.
- Several contractors are building in Syracuse. They are required to maintain dust control for their own project. They use a water truck to moisten the ground to prevent dust. The water is culinary water and is metered. It is coming from temporary meters attached to fire hydrants.
- The volumes of water that is being used is averaging 80k to 100k gallons each construction day. Public works staff is reviewing the city water supply monthly from Weber Basin. The water use report indicates that the water use is doing okay so far but is getting on the high side from the use that we typically have seen in the past.
- If Syracuse goes over its limit of contracted water for the year, a surcharge will be assessed. The surcharge amount is a complex formula based upon actual peak summer use.
- The cost of water for construction dust control in Syracuse is less than some of the neighboring cities. This lower rate may create a higher demand for contractors purchasing water in Syracuse and using it on projects that may be inside or outside the city.
- Dust control is a requirement of the Utah department of air quality. It applies to all projects in the city that are in construction and are ¼ acre or larger. So water is mandatory to fulfill that requirement. Water also is necessary to achieve soil compaction for road construction.

Resource

- Fees for construction water in north Davis County area are as shown.

City	Monthly	$/kgal	Deposit	Initial fee
Clearfield	$30.00	$1.11	$2,500	$30
Clinton	$22.50	$3.38	$500	$50
Kaysville	$30.00	$6.40	$950	$100
Layton	$0.00	$5.00	$0	$50
Syracuse	$30.00	$2.00	$1,700	$30
West Point	$40.00	$1.60	$0	$50

- Layton has a bulk fill water station, which is why there is no monthly fee.

Considerations

- A bulk water fill station would provide a benefit in accounting for water used, billing accurately and regularly, prevents lost or damaged equipment rentals, eliminates the possibility of stealing water from another renter, protects from the potential of a cross contamination of the drinking water.
- A bulk water fill station is similar to using a gas pump. The user signs up for an account, uses a keypad to enter a PIN and license plate, then fills water. The billing software is included in the cost. Each month invoices will be generated to the users. This reduces administrative time in tracking down meter locations, getting readings, and logging the information in spreadsheets, before creating an invoice. It also saves the contractor time from coming into public works office each time they get water from a designated hydrant or to rent a hydrant. This would also eliminate the need for a deposit of the rented equipment.
- A few other cities in the county are using a bulk fill water station, so it is not a new concept to the construction industry in our area.
- A bulk water fill station could easily be installed at public works. Public works employees can perform the installation to save some labor costs. The station would cost around $65,000.
- This is a sample cost breakdown and the return on investment.

100	kgal/day
3000	kgal/month
$ 6,000	$/mo Syracuse
$ 10,163	$/mo Clinton
$ 15,000	$/mo Layton
$ 19,230	$/mo Kaysville
$ 65,000	Cost for bulk water station
11	months ROI at current rate
6	months ROI at Cinton rate
4	months ROI at Layton rate
3	months ROI at Kaysville rate

Action Items

- Whether to approve an increase in the water rate for bulk water for construction. If so, determine the rate desired.
- Whether to give approval to purchase a bulk water fill station. If this option is approved, administration could get started on the project and bring back a budget opening later in the year (October) to increase the budget amount for culinary water revenues and expenses.

RESOLUTION NO. R21-36

A RESOLUTION OF THE SYRACUSE CITY COUNCIL UPDATING AND AMENDING THE SYRACUSE CITY CONSOLIDATED FEE SCHEDULE BY MAKING ADJUSTMENTS TO HYDRANT METER RENTAL GENERAL USE FEES.

WHEREAS, Syracuse City Staff has reviewed and analyzed the fees charged by the City for various services, permits and procedures and has recommended various changes to such fees as more particularly provided in the attached consolidated Syracuse City Fee Schedule; and

WHEREAS, the City Council desires to adopt the revised Syracuse City Fee Schedule as recommended by Staff and as more particularly provided herein; and

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

Section 1. Amendment. The Syracuse City Fee Schedule is hereby updated and amended to read in its entirety as set forth in **Exhibit "A,"** attached hereto and incorporated herein by this reference.

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. The effective date of all these changes shall become effective immediately except for utility rate changes that will become effective immediately upon passage of this resolution.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 10th DAY OF AUGUST 2021.

SYRACUSE CITY

ATTEST:

_____ By:_____

Cassie Z. Brown, City Recorder Mike Gailey, Mayor

Fee Description		Current Base Fee		Additional Fee		Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Bond Fees									
Performance Bond		$100.00	per Permit	NA	NA				
Plan Check Fees									
Residential	All Permitted Structures	40%	Permit Fee	NA	NA				
Residential - Duplicate multi-family structure		50%	of original plan check fee						
NOTE: Applicable within 1 year of first permit issuance and within the same ICC code period									
Commercial	All Permitted Structures	65%	Permit Fee	NA	NA				
Building Investigation Fee	All Permitted Structures	100%	% Permit Fee	NA	NA				
Fire Sprinkler/Safety Plans	All Permitted Structures	$75.00	Per Hour	NA	NA				
Additional Plan Review Due to Revisions		$60.00	Per Hour (1/2 hr min.)	NA	NA				
General Building Valuation									
Building Value from $1-1,000.00		$60.00	ea. Unit	NA	NA				
Building Value from $1,001-2,000		$60.00	ea. Unit	$2.70	ea. addl. $100 or fraction therof				
Building Value from $2,001-25,000		$87.00	ea. Unit	$16.80	ea. addl. $1000 or fraction therof				
Building Value from $25,001-50,000		$473.00	ea. Unit	$12.11	ea. addl. $1000 or fraction therof				
Building Value from $50,001-100,000		$776.00	ea. Unit	$8.40	ea. addl. $1000 or fraction therof				
Building Value from $100,001-500,000		$1,196.00	ea. Unit	$6.72	ea. addl. $1000 or fraction therof				
Building Value from $501,000-1,000,000		$3,884.00	ea. Unit	$5.70	ea. addl. $1000 or fraction therof				
Building Value from $1,000,000.00+		$6,734.00	ea. Unit	$4.65	ea. addl. $1000 or fraction therof				
Pools, Tubs & Spas									
Public Pool		Bid Price	ea. Unit	NA	NA				
Private Pool - In Ground		Bid Price	ea. Unit	NA	NA				
Private Pool - Above Ground Temporary		$60.00	ea. Unit						
Private Pool - Above Ground Permenant		Bid Price	ea. Unit	NA	NA				
Accessory Structures		Construction Value	ea. Unit	NA	NA				
State Fee (Surcharge)		1%	of Permit Fee	NA	NA				
Expired Permit									
Less Than to 180 days		65%	Building Value	NA	NA				
Greater than 180 Days but Lesss Than 1 Year		65%	of Original Permit Cost	NA	NA				
Greater Than 1 Year		100%	of Original Permit Cost	NA	NA				
Impact Fees									
Parks, Trails, and Recreation		$2,750.00	Per Household						
Residential Transportation	Single Family Residence	$1,020.00	Per Unit	NA	NA				
Residential Transportation	Multi Family >= 4 units	$632.00	Per Unit	NA	NA				
Residential Transportation	Apartment > 4 units	$530.00	Per Unit						
Residential Transportation	Mobile Home, RV Park	$601.00	Per Unit						
Commercial Transportation (Please review the transportation IFA plan on our website for a complete list of commercial impact fees)									
General Commercial		$2,498.00	Per 1,000 sf of GFA	NA	NA				
Office/Institutional		$1,520.00	Per 1,000 sf of GFA	NA	NA				
Assisted Living		$224.00	Per Bed	NA	NA				
Hotel		$612.00	Per Room	NA	NA				
Industrial		$867.00	Per 1,000 sf of GFA	NA	NA				
Institutional	Church	$561.00	Per 1,000 sf of GFA	NA	NA				
Culinary Water									
¾" Line		$1,204.00	ea. Unit	NA	NA				
1" Line		$2,008.00	ea. Unit	NA	NA				
1½" Line		$4,016.00	ea. Unit	NA	NA				
2" Line		$6,426.00	ea. Unit	NA	NA				
3" Line		$12,852.00	ea. Unit	NA	NA				
4" Line		$20,081.00	ea. Unit	NA	NA				
6" Line		$40,163.00	ea. Unit	NA	NA				
8" Line		$64,262.00	ea. Unit	NA	NA				
Secondary Water - Residential									
4,000-7,000sf lot		$1,011.00	ea. Unit	NA	NA				
7,001-8,000sf lot		$1,470.00	ea. Unit	NA	NA				
8,001-9,000sf lot		$1,707.00	ea. Unit	NA	NA				
9,001-10,000sf lot		$1,949.00	ea. Unit	NA	NA				
10,001-11,000sf lot		$2,196.00	ea. Unit	NA	NA				

11,001-13,000sf lot	$2,572.00	ea. Unit	NA	NA	
13,001-15,000sf lot	$3,085.00	ea. Unit	NA	NA	
15,001-17,000sf lot	$3,609.00	ea. Unit	NA	NA	
17,001-19,000sf lot	$4,143.00	ea. Unit	NA	NA	
19,001-21,000sf lot	$4,686.00	ea. Unit	NA	NA	
21,001-23,000sf lot	$5,236.00	ea. Unit	NA	NA	
23,001-25,000sf lot	$5,794.00	ea. Unit	NA	NA	
25,001-27,000sf lot	$6,358.00	ea. Unit	NA	NA	
27,001-30,000sf lot	$7,072.00	ea. Unit	NA	NA	
30,001-33,000sf lot	$7,939.00	ea. Unit	NA	NA	
33,001-36,000sf lot	$8,818.00	ea. Unit	NA	NA	
36,001-39,000sf lot	$9,707.00	ea. Unit	NA	NA	
39,001-42,000sf lot	$10,606.00	ea. Unit	NA	NA	
42,001-45,000sf lot	$11,512.00	ea. Unit	NA	NA	
45,001-48,000sf lot	$12,429.00	ea. Unit	NA	NA	
48,001-51,000sf lot	$13,350.00	ea. Unit	NA	NA	
51,001-54,000sf lot	$14,281.00	ea. Unit	NA	NA	
54,001-57,000sf lot	$15,216.00	ea. Unit	NA	NA	
57,001-60,000sf lot	$16,161.00	ea. Unit	NA	NA	
Secondary Water - Open Land in a Commercial Subdivision	$0.33	sf of pervious area	NA	NA	
Sewer - North Davis Sewer District (Fee)	$3,256.00	per Connection	NA	NA	
Storm Water - Residential & Commercial	$8,967.37	per acre or 0.206 per sf	NA	NA	
Public Safety					**Effective September 6, 2021**
Residential	$302.00	per application	NA	NA	$874.00 per application
Commercial	$0.21	Per sf of building	NA	NA	$0.75 Per sf of building
Connection Fees					
Culinary Water					
3/4" Meter	$485.00	ea. Unit	NA	NA	
1" Meter	$645.00	ea. Unit	NA	NA	
1 ½" Meter	$840.00	ea. Unit	NA	NA	
2" Meter	$1,143.00	ea. Unit	NA	NA	
3" Meter	$1,860.00	ea. Unit	NA	NA	
4" Meter	$3,165.00	ea. Unit	NA	NA	
6" Meter	$4,942.00	ea. Unit	NA	NA	
8" Meter	$7,303.00	ea. Unit	NA	NA	
Secondary Water					
1" Line	$645.00	ea. Unit	NA	NA	
1½" Line	$5,288.00	ea. Unit	NA	NA	
2" Line	$5,873.00	ea. Unit	NA	NA	
3" Line	$6,435.00	ea. Unit	NA	NA	
4" Line	$6,441.00	ea. Unit	NA	NA	
6" Line	$6,871.00	ea. Unit	NA	NA	
8" Line	$7,860.00	ea. Unit	NA	NA	
Sewer - North Davis Sewer District (Connection)	$240.00	per Connection	NA	NA	
Sewer - City Connection	$300.00	ea. Unit	NA	NA	
Review for 8" Main Line	$250.00				
Inspection Fees					
Outside of normal business hours	$114.00	Per Inspection	NA	NA	
Re-Inspections	$60.00	Per Inspection	NA	NA	
Plan Changes		2 x Plan Fee	NA	NA	
Inspection with no fee indicated	$60.00	Per Inspection	NA	NA	
Additional Plan Reviews Due to Revisions	$60.00	Per Inspection			
Miscellaneous/Requested Inspections	$60.00	Per Inspection	NA	NA	
Final Off-Site Inspection	$350.00	Per Lot	NA	NA	
Warranty Inspections					
First Final Warranty	$50.00	per Project	NA	NA	
Final Warranty Re-inspection (if punch list is complete)	$50.00	per Project	NA	NA	
Third Final Warranty	$75.00	per Project	NA	NA	
Fourth Final Warranty	$100.00	per Project	NA	NA	
3rd Party Project or Plan Review Fee	Variable	Fee assessed to the project applicant			
Sign Permit Fees					
Sign - Building Permit	$318.00	Per Permit	NA	NA	

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Development Application Fees						
Site Plan*						
0-5 Acres	$575.00 per Plan set	$55.00 per Acre				
5.01-10 acres	$1,585.00 per Plan set	$173.00 per Acre				
10.01-15 acres	$2,450.00 per Plan set	$144.00 per Acre				
15.1-20 acres	$3,170.00 per Plan set	$115.00 per Acre				
> 20.1 acres	$3,745.00 per Plan set	$100.00 per Acre				
Each Revised Plan*	$250.00 per Plan set	$50.00 per Lot				
Site Plan Amendment (minor)	$100.00 per Plan set	NA NA				
Site Plan Including Conditional use	$650.00 per Plan set	$55.00 per acre				
Residential Development Plat*						
Concept Plan Review	$225.00 per Plan set					
Revised Concept Plan	$75.00 per Plan set					
Preliminary Plan	$575.00 per Plan set	$50.00 per Lot				
Each Revised Preliminary Plan	$150.00 per Plan set	$15.00 per Lot				
Final Plan	$575.00 per Plan set	$75.00 per Lot				
Each Revised Final Plan	$250.00 per Plan set	$50.00 per Lot				
* Site Plan Review includes one (1) additional corrections review after first submittal						
Staff Review Fees						
Amended Subdivision	$550.00 per Plan set	$50.00 per Lot				
Residential Multi-Family	$750.00 per Plan set	1.00% Bond Amount				
All Addtitional Reviews Required by Plan Changes	$60.00 per Hour (1/2 hour min.)	$0.00 NA				
Geologic Hazards Report Review	Bid Price Per Hour					
Administrative Fees						
Appeal to Board of Adjustments	$350.00 per appeal	NA NA				
Plat Recording Fee (Per County Recorders Fee Schedule)	$37.00 per Plat	$1/lot + $1/signature over 2 + $1/each common space				
Payback or Reimbursement Agreement	$500.00 per agreement	NA NA				
Zoning Verification / Rebuild Letter	$50.00 Per Letter					
Application Fees						
General Plan Amendment	$450.00 per Application	NA NA				
Re-Zone	$425.00 per Application	NA NA				
Text Amendment to Land Use Ordinance	$200.00 per Application	NA NA				
Conditional Use (Major)	$100.00 per Application					
Conditional Use (Minor)	$100.00 per Application					
Conditional Use Extension or Modification (Major)	$50.00 per Application	NA NA				
Agricultural Protection Area Designation	$250.00 per Application	$25.00 NA				
Annexation Petition and Review						
0-2 acres	$230.00 per Application	$173.00 per Acre				
2.1-5 acres	$575.00 per Application	$144.00 per Acre				
5.1-10 acres	$1,007.00 per Application	$115.00 per Acre				
> 10 acres	$1,582.00 per Application	$87.00 per Acre				
Easement Vacation Fee	$200.00 Per Application	NA NA				
Car Restoration Permit	$25.00 per car	$15.00 renewal				
Public Noticing Fees						
Public Notice Signs	$20.00 Per Sign					
Planning & Zoning Noticing Fees	$100.00 Per Application					
Major Conditional Use Noticing Fees	$50.00 Per Application					
Business License Fees						
Business License Amendment	$5.00 per Amendment	NA NA				
Duplicate Business License	$5.00 per Application	NA NA				
Business License Directory	$5.00 per printed copy	NA NA				
Home Occupation	$100.00 per Application	NA NA				
Reduced Impact Business License	$25.00 per Application					
Reciprocal Food Truck License	$25.00 per Application					

Temporary Commercial Business (6 months Max.)	$50.00	per Application	NA	NA
Commercial Retail Business				
< 5,000 sf	$100.00	per Application	NA	NA
5,001-10,000 sf	$150.00	per Application	NA	NA
> 10,001 sf	$350.00	per Application	NA	NA
Commercial Professional Services	$100.00	per Application	NA	NA
Solicitor Business License	$100.00	per Application	NA	NA
Sexually Oriented Business (SOB)				
Sexually Oriented Business (SOB)	$950.00	per Application	NA	NA
Escort Services	$950.00	per Application	NA	NA
Nude Entertainment Business	$950.00	per Application	NA	NA
Nude Entertainment Employee	$250.00	per Application	NA	NA
Semi-Nude Entertainment Business	$950.00	per Application	NA	NA
Semi-nude Entertainment Employee	$250.00	per Application	NA	NA
Nude Entertainment Employee (Outcall, on-site and non-performing nude entertainment/dancing agency employees)	$250.00	per Application	NA	NA
Nude Dancing Agency	$950.00	per Application	NA	NA
Semi-Nude Dancing Agency	$950.00	per Application	NA	NA
Outcall Agency	$950.00	per Application	NA	NA
Outcall Agency Employee (Off-site services)	$250.00	per Application	NA	NA
Disclosure Application investigation	$50.00	per Application	NA	NA
Outcall Agency Employee (Off-site services)	$252.00	per Application	NA	NA
Application for 2+ Licenses at one time	$20.00	per Application		Higher of applicable fees
Outcall Agency Employee (Off-site services)	$254.00	per Application	NA	NA
Alcoholic Beverages				
Class "A"	$200.00	per Application	NA	NA
Class "B"	$300.00	per Application	NA	NA
Pawn Shops	$450.00	per Application	NA	NA
Late Payment Fees				
Paid after Jan 31	50.00%	of renewal fee		
Paid after Feb. 28	75.00%	of renewal fee		
Paid after Mar 31	100.00%	of renewal fee		

Fines

Operating a Business Without a Certificate of Occupancy	$1,000.00	Per Day		
Occupying a Residential Unit Without a Certificate of Occupancy	$250.00	Per Day		
Utility Excavation without a Permit	$250.00	per Incident	NA	NA
Storm Water Pollution - Illicit Discharge	$200.00	Per Incident		
Storm Water - Post contsruction BMP removal	$100.00	Per BMP		
Construction Activity Without a Permit when required	$100.00	per Incident	NA	NA
Operating without a business license	$150.00	per incident	Certified mailing costs	
Late Payment Fees	$20.00	per month		
Sign Reclamation fee (Illegal sign)	$10.00	per Sign	NA	NA
Sign Reclamation fee (Repeat offenses)	$40.00	per Sign	NA	NA

Weed Mowing (Code Enforcement)

Class B - A parcel of 1/4 acre or less with weeds and/or a heavy amount of trash (i.e. tires, building materials, stumps, etc.)	$170.00
Class C - A parcel greater than 1/4 acre, but less than 1/2 acre with weeds and/or a small amount of trash	$180.00
Class D - A parcel greater than 1/4 acre, but less than 1/2 acre with weeds and/or a heavy amount of trash (i.e. tires, building materials, stumps, etc.)	$205.00
Class E - A parcel greater than 1/2 acre, but less than 3/4 acre with weeds and/or a small amount of trash	$225.00
Class F - A parcel greater than 1/2 acre, but less than 3/4 acre with weeds and/or a heavy amount of trash (i.e. tires, building materials, stumps, etc.)	$255.00
Class G - A parcel greater than 3/4 acre, but less than 1 acre with weeds and/or a small amount of trash	$262.50
Class H - A parcel greater than 3/4 acre, but less than 1 acre with weeds and or a heavy amount of trash (i.e. tires, building materials, stumps, etc.)	$352.50
Class I - A parcel greater than 1 acre, but less than 2 acres with weeds and/or a small amount of trash	$375.00
Class J - A parcel greater than 1 acre, but less than 2 acres with weeds and/or a heavy amount of trash (i.e. tires, building materials, stumps, etc.)	$412.50
Class K - A parcel greater than 2 acres, but less than 3 acres with weeds and/or a small amount of trash	$457.50
Class L - A parcel greater than 2 acres, but less than 3 acres with weeds and/or a heavy amount of trash (i.e. tires, building materials, stumps, etc.)	$615.00
Special Class - Special nuisances not easily classified requiring hourly fees for drivers, trucks, tractors, and hand work.	bids will be obtained from contractors.

1/4 acre = 10,890 square feet

1/2 acre = 21,780 square feet

3/4 acre = 32,674 square feet
1 acre = 43,560 square feet
**All rates include dump fees

Administration Fee for each subsequent weed mowing incident	$50.00	per incident	NA	NA
Hourly Rates				
Weedeater	$33.00			
Edger	$33.00			
Leaf Blower	$33.00			
Push Mower	$36.00			
Small Riding Mower	$43.50			
Large Riding Mower	$52.50			
Tractor	$75.00			
Truck/Trailer	$82.50			
Tractor/Mower	$78.00			

**Hourly rates include operator, equipment, and all incidentals required to complete the work.

Excavation Permit Fees

NOTE: Trench Repair Fees for Excavations between October 15th and April 15th are double fee shown

Administrative Fee	$50.00	per Application		
Inspection Fee	$50.00	per Inspection		
Reinspection Fee	$50.00	per Occurence		
Trench Management Fee (Boring using keyhole method will not be charged a trench maintenance fee)				
Perpendicular Asphalt Cuts				
Up to and less than centerline	$250.00	Per Cut		
Beyond centerline	$500.00	Per Cut		
Parallel Asphalt Cuts				
Outside travel lane	$10.00	Per Linear Foot		
Inside travel lane	$20.00	Per Linear Foot		
Excavation pits in asphalt (Bore pits, pipe bursting pits, etc)	$2.50	Per Square Foot		
Bond (Refundable)				
Minimum bond for work in City right-of-way	$1,000.00	Per Application		
Perpendicular asphalt cuts	$1,000.00	Per Application		
Parallel Asphalt Cuts (maximum bond of $15,000)	$1,000.00	Per Application	$20.00	Per Linear Foot over 35 feet
Noncompliance of excavation permit	$500.00	Per day		

Storm Water Activity Permit Fees

Storm Water Permit Fees	$50.00	Per Lot
Deposit - Storm Water Activity Permit	$1,000.00	Per application

Utility Bill Advertising Fees

NOTE: See Resolution R11- for policies governing advertising on the Utility Bill

	Per Issue Rate	
Full page color ad (8.5" x 11")	$1,200.00	per ad
Full page black and white ad (8.5" x 11")	$600.00	per ad
Half page color ad	$600.00	per ad
Half page black and white ad	$300.00	per ad

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Utility Rates						
Garbage Service						
Service	$12.02 per month	N/A NA				
New Garbage Can Set-up	$100.00 ea. Unit	NA NA				
Extra Garbage Can (Limit 3)	$9.32 ea. Unit	NA NA				
Green Waste Can	$7.63 ea. Unit	N/A N/A				
Replacement Cost	$90.00 per can	NA NA				
Early Return of Extra Can(s) - less than six (6) months	$35.00 per can	NA NA				
Street Lighting (Effective May 1st, 2009)						
Street Ligting Power Fee	$1.00 per month	NA NA				
Purchase of New Street Lights	$0.32 per month	NA NA				
Parks Maintenance Fee	$3.85 per month	NA NA				
Temporary Meter (New Construction)	$30.00 per application	NA NA				
New Service (Does not include impact fee)	$25.00 per application	NA NA				
Utility Account Transfer (within City limits)	$15.00 per request	NA NA				
Utility Doorhanger Notice Fee	$5.00 per incident					
Late Fee on Delinquent Accounts	$20.00 per incident	NA NA				
Request for Re-establishment of Service after Delinquency						
First Occurrence	$35.00 per request	NA NA				
Subsequent Occurrences (Same Year)	$50.00 per request	NA NA				
After Hours Re-connection of Service	$35.00 per request	NA NA				
Deposit for Water Service						
Residential	$100.00 per application	NA NA				
Commercial/Industrial/Multi-Family	$100.00 per application	NA NA				
Culinary Water Service						
~~Private Pool >12,000 gallons~~	~~$3.24 per 1,000 gallons~~					
Commercial Service						
< 10,000 Gallons	$20.49 per month	N/A N/A				
10,001-30,000 gallons	$20.49 per month	$2.00 per 1,000 gallons				
30,001-40,000 gallons	$60.49 per month	$2.40 per 1,000 gallons				
> 40,000 gallons	$84.49 per month	$3.00 per 1,000 gallons				
Residential Service (with secondary water)						
< 4,000 Gallons	$20.49 per month	N/A N/A				
4,001 - 8,000 gallons	$21.53 per month	N/A N/A				
8,001 -12,000 gallons	$21.53 per month	$3.24 per 1,000 gallons				
12,001 -16,000 gallons	$34.49 per month	$3.40 per 1,000 gallons				
16,001 -20,000 gallons	$48.09 per month	$3.59 per 1,000 gallons				
> 20,000 gallons	$62.45 per month	$4.19 per 1,000 gallons				
Residential Service (without secondary water)						
< 4,000 Gallons	$20.49 per month	N/A N/A				
4,001 - 8,000 gallons	$21.53 per month	N/A N/A				
8,001 -12,000 gallons	$21.53 per month	$3.56 per 1,000 gallons				
12,001 -16,000 gallons	$35.77 per month	$3.74 per 1,000 gallons				
16,001 -20,000 gallons	$50.73 per month	$3.95 per 1,000 gallons				
> 20,000 gallons	$66.53 per month	$4.61 per 1,000 gallons				
All Non-Residential Service						
< 4,000 Gallons	$26.49 per month	N/A N/A				
4,001 - 8,000 gallons	$27.53 per month	N/A N/A				
8,001 -12,000 gallons	$27.53 per month	$3.89 per 1,000 gallons				
12,001 -16,000 gallons	$43.09 per month	$4.08 per 1,000 gallons				
16,001 -20,000 gallons	$59.41 per month	$4.31 per 1,000 gallons				
> 20,000 gallons	$76.65 per month	$5.03 per 1,000 gallons				

Secondary Water Service (rate based on 3/4" line size flow for any service larger than 1")				
3/4" line	$18.81	per month	NA	NA
1" line	$24.81	per month	NA	NA
1 1/2" line	$61.31	per month	NA	NA
2" line	$106.42	per month	NA	NA
3" line	$187.81	per month	NA	NA
4" line	$417.75	per month	NA	NA
6" line	$931.31	per month	NA	NA
8" line	$1,653.11	per month	NA	NA
Bulk Water ~~Hydrant Meter~~				
Administrative Fee	$30.00	per application	NA	NA
Water Fill	$5.00	per 1,000 gallons	NA	NA
Hydrant Meter Deposit	$1,700.00	per application	NA	NA
Hydrant Meter Rental (rental fee paid monthly)	$30.00	per month		
Late Fee	$100.00	per month	NA	NA
~~Short Term (up to 3 days)~~	~~$8.00~~	~~per application~~	~~$2.00~~	~~per 1,000 gallons~~
~~Long Term (Monthly)~~	~~30~~	~~per month~~	~~$2.00~~	~~per 1,000 gallons~~
~~General Use Fee~~	~~$2.20~~	~~per 1,000 gallons~~	NA	NA
Hydrant Flushing	$250.00	per Flushing	$2.18	per 1,000 gallons
North Davis Sewer District - Sewer Disposal Service (Waste)				
Residential	$21.50	per month	NA	NA
Commercial	$21.50	per month	$2.15	Per 1000 gallons over 5,500 gallons of water
Syracuse City - Sewer Maintenance Service (Waste)				
Residential	$5.75	per month	NA	NA
Commercial	$5.75	per month	NA	NA
Sewer Service (Storm)				
Residential	$5.95	per month	NA	NA
Commercial				
0 - 1 acre	$8.26	per month	NA	NA
1.1 - 2 acres	$16.49	per month	NA	NA
2.1 - 2 acres	$24.66	per month	NA	NA
3.1 - 4 acres	$32.82	per month	NA	NA
4.1 - 5 acres	$40.99	per month	NA	NA
5.1 - 6 acres	$49.21	per month	NA	NA
6.1 - 7 acres	$57.38	per month	NA	NA
7.1 - 8 acres	$65.54	per month	NA	NA
8.1 - 9 acres	$73.71	per month	NA	NA
Each additional acre	$8.26	per month	NA	NA
Secondary Water - Open Land in a Residential Subdivision	$0.19	sf of pervious area	NA	NA
Public Works				
Sidewalk & Driveway Approach Replacement	$45.00	per inspection	NA	NA
Street Sweeping (Contractor failure to clean)	$515.00	per incident	Time & Material for City Personnel	

Fines

Fines - Water Meter Tampering	$100.00	1st incident	$500.00	2nd incident
Cross Connection of Culinary & Secondary Lines	$1,000.00	per incident	reimbursement of city costs to remediate	
(No water contamination of city water supply)				

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Community Center Fees						
Rental - after hours fee for all activities	$15.00 per hour per staff member					
Rental - Gymnasium						
Resident	$125.00 per hour per gym	$900.00 per 8 hours per gym				
Non-resident	$200.00 per hour per gym	$1,500.00 per 8 hours per gym				
Rental - Classroom/Craft Room						
Resident	$30.00 per hour per room	$200.00 per 8 hours per room				
Non-resident	$45.00 per hour per room	$300.00 per 8 hours per room				
Memberships						
Children (Ages 5-13)						
Resident	$1.00 per day	$9.00 per month or $50 per year				
Non-Resident	$1.00 per day	$11.00 per month or $76 per year				
Youth (Ages 14-17)						
Resident	$2.00 per day	$18.00 per month or $110 per year				
Non-Resident	$2.00 per day	$27.00 per month or $193 per year				
Adults (Ages 18-59)						
Resident	$2.00 per day	$18.00 per month or $110 per year				
Non-Resident	$2.00 per day	$27.00 per month or $193 per year				
Seniors (Ages 60+)						
Resident	$0.50 per day	$7.00 per month or $42 per year				
Non-Resident	$0.50 per day	$11.00 per month or $76 per year				
Seniors Couples						
Resident	n/a per day	$11.00 per month or $70 per year				
Non-Resident	n/a per day	$20.00 per month or $130 per year				
Adult Couples						
Resident	n/a per day	$30.00 per month or $187 per year				
Non-Resident	n/a per day	$49.00 per month or $312 per year				
Familes						
Resident	n/a per day	$54.00 per month or $259 per year				
Non-Resident	n/a per day	$78.00 per month or $405 per year				
Park Rental Fees						
Park Land Rental (Concessionaire)	$250.00 per month	NA NA				
Athletic Fields						
Non-Recreational Play						
Resident	$15.00 per field per hour	NA NA				
Non-Resident	$25.00 per field per hour	NA NA				
Recreational Play Multi-day	Fee negotiated per Contract	NA NA				
Field Lighting	$15.00 per hour per field	NA NA				
Boweries (except for Jensen and Legacy Parks)						
Parties of 150 or Less						
Resident	$25.00 per (4) hour period	$5.00 per hour for 5+ hours				
Non-Resident	$50.00 per (4) hour period	$10.00 per hour for 5+ hours				
Parties of 150 or More (Special Event)						
Resident	$75.00 per (4) hour period	$10.00 per hour for 5+ hours				
Non-Resident	$125.00 per (4) hour period	$20.00 per hour for 5+ hours				
Ice Rink Rental (Skate Rentals not included)	$50.00 per 2 hour session					
Ice Skate Rentals						
Adults (ages 13 and up)	$4.00 per hour	NA NA				
Children	$3.00 per hour	NA NA				
Jensen Nature Park (Bowery)						
Resident	$50.00 per (4) hour period	NA NA				
Non-Resident	$75.00 per (4) hour period	NA NA				
Jensen Park Nature Center						
Resident - 1/2 Day	$150.00 per rental	NA NA				
Resident - Whole Day	$275.00 per rental	NA NA				

Non-resident - 1/2 Day	$200.00	per rental	NA	NA
Non-resident - Whole Day	$375.00	per rental	NA	NA
Legacy Park				
Resident	$50.00	per (4) hour period	NA	NA
Non-Resident	$75.00	per (4) hour period	NA	NA
Cancellation Fee	$5.00	per cancellation	50%	within 7 days, no refund under 3 days
Heritage Days				
10 x 10 Booth	$80.00	per booth	NA	NA
10 x 20 Booth	$160.00	per booth	NA	NA
Power for Booth	$12.00	per booth	NA	NA
Roving Vendor Permit				
Without a booth rental	$50.00	per permit	NA	NA
With a booth rental	$25.00	per permit	NA	NA
Parade Entry	$15.00	per vehicle		
Late Fee	$20.00	per application	NA	NA
Farmers Market Fees				
Prepared Food / Retail Sales	$15	Per Week or $150 per Season		
Cottage Food	$10	Per Week or $100 per Season		
Produce	$5	Per Week or $50 per Season		
Power Rental	$10	Per Week or $50 per Season		
Recreation Programs				
Late Sign-up Fee	$5.00	per person	NA	NA
Merit Badge Classes	Actual cost of materials (varies based on merit badge)			
Camp Syracuse	$35.00	per person		
Golf	$56.00	per person	NA	NA
Tennis	$31.00	per person	NA	NA
Football (Tackle)	$135.00	per person	NA	NA
Football (Flag)	$55.00	per person		
Adult Basketball	$351.00	per team	NA	NA
Soccer (Fall/Spring)				
Resident	$46.00	per person	NA	NA
Non-Resident	$61.00	per person	NA	NA
Baseball/Softball				
T-ball / Coach Pitch				
Resident	$46.00	per person	NA	NA
Non-Resident	$61.00	per person	NA	NA
Machine Pitch				
Resident	$46.00	per person	NA	NA
Non-Resident	$61.00	per person	NA	NA
Triple A/Major League				
Resident	$51.00	per person	NA	NA
Non-Resident	$66.00	per person	NA	NA
Junior High School				
Resident	$56.00	per person	NA	NA
Non-Resident	$71.00	per person	NA	NA
Basketball				
1st-6th grades (Jr Jazz)				
Resident	$52.00	per person	NA	NA
Non-Resident	$67.00	per person	NA	NA
7th-12th grades (Jr Jazz)				
Resident	$57.00	per person	NA	NA
Non-Resident	$72.00	per person	NA	NA
Itty Bitty				
Resident	$40.00	per person	NA	NA
Non-Resident	$55.00	per person	NA	NA
Equipment Rental				
Performance Stage	$900.00	per day		

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Basic Fees						
Plot Purchase						
Resident	$500.00					
Non-Resident	$1,000.00					
Plot Purchase - half/infant/urn						
Resident	$250.00					
Non-Resident	$500.00					
Interment - Adult						
Resident	$300.00					
Non-Resident	$700.00					
Interment - Child						
Resident	$175.00					
Non-Resident	$400.00					
Interment - Urn or Infant						
Resident	$100.00					
Non-Resident	$200.00					
Interment - Weekend or Holiday						
Resident	$200.00					
Non-Resident	$200.00					
Disinterment						
Resident	$400.00					
Non-Resident	$400.00					
Monument Move (Flat Monument)						
Resident	$50.00					
Non-Resident	$50.00					
Monument Move (Upright Monument)						
Resident	$250.00					
Non-Resident	$250.00					
Position Transfer Fee						
Resident	$35.00					
Non-Resident	$35.00					
After Hours fee (3:00 p.m.)						
Resident	$100.00					
Non-Resident	$100.00					
Cemetery Certificate Replacement	$10.00	Per Additional Certificate				

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Fire Department						
Two EMT Ambulance	$100.00 per hour	plus cost of materials				
EMT or Firefighter with basic equipment (no ambulance)	$50.00 per hour	plus cost of materials				
Four Firefighter Engine Company	$250.00 per hour	plus cost of materials				
Two Firefighter Brush Truck	$150.00 per hour	plus cost of materials				
CERT Special Class fee for additional classes requested by organizations outslide of regulary scheduled classes	$200.00 per class					
Equipment issued during CERT Class	$45.00					
Fireor EMS Report	$10.00	$15.00 per hour of research (31+ minutes)				
Fire or EMS Report with pictures	$50.00	$15.00 per hour of research (31+ minutes)				
CPR/ First Aid Course						
Resident	$30.00					
Non-Resident	$40.00					
Off-site CPR, First Aid, or AED Training course	$200.00 per class	plus cost of cards				
Children's Bike Helmets	$10.00					
Fireworks Sales Permit (in addition to business license)	$300.00					
Miscellaneous Inspections	$75.00					
Additional Inspections (after first follup-up / no show	$75.00					
False Alarm Fees - Commercial						
3rd false alarm per quarter	$250.00					
4th false alarm per quarter	$350.00					
5th false alarm per quarter	$450.00	$100.00 per occurance after 5th				
Police Department						
Fingerprinting						
Resident	$10.00 per card					
Non-Resident	$15.00 per card					
Criminal History Background Check	$10.00 per background check					
Police contract services (i.e. special events, interagency, etc)						
Admin Fee - staffing costs	$20.00 per event					
Each officer	$55.00 per hour					
Parking Violation Penalty Fee **						
Paid within 14 days of issuance	$30.00 per ticket					
Paid within 15 to 30 days of issuance	$50.00 per ticket					
Paid after 30 days of issuance	$70.00 per ticket	plus cost of collections, if applicable				
Parking Violation Appeal Hearing Fee	$25.00 per appeal					
Police GRAMA requests						
Police Report	$10.00 per report	$15.00 per hour of research (31+ minutes)				
Police Report with any pictures or video on CD or DVD	$50.00 per report	$15.00 per hour of research (31+ minutes)				
Good Conduct Letter Request	$5.00 per letter					
Annual sex offender / child abuse registration fee	$25.00 Per Registration					
Emergency Services						
Base Fee and Mileage Rate	As per State approved Utah Health Department Rates					
Surcharges (Emergency, night service, off-road)						
Special Provisions (wait time, non-transport)						
Medical Supplies						
Hardship Waivers for Emergency Services	As per City Council Resolution R19-06					
Public Works Department						
Public Works contract services (i.e. staffing, capital projects, interagency, etc)						
Staffing costs	$75.00 minimum up to 1st hour	$75.00 per hour after 1st hour				
Heavy equipment costs	$100.00 minimum up to 1st hour	$100.00 per hour after 1st hour				
**Rate billed by the City includes time for mobilization and demobilization.						
Street Light Installation Charge - Charged to new development	$150.00 per light	Plus Actual Cost of Materials and Installation				
Traffic Evaluation Request *	$300.00 Per application					

*Reimbursement may be provided if the specified area is found to be in need of correction.
**1st time offense is eligible for a $20.00 reduction in fee with a mandatory appearance at city hall and receipt of parking information.

Miscellaneous

All Fees Are Effective July 1, 2021 Except As Noted (All fees paid with credit card are subject to 1% fee)

Fee Description	Current Base Fee	Additional Fee	Proposed Base Fee	Proposed Additional Fee	Base Fee Increase	Additional Fee Increase
Faxes						
Local	$1.00 Per Call	NA NA				
Long Distance	$3.00 Per Call	NA NA				
Copies						
8 1/2 " x 11" - single sheet B&W	$0.25 per sheet	NA NA				
8 1/2 " x 11" - single sheet Color	$0.50 per sheet	NA NA				
11 " x 17" - single sheet B&W	$0.50					
11 " x 17" - single sheet Color	$1.00					
24" x 36"	$2.00 per sheet	NA NA				
Off-site Printing	Actual Cost	NA NA				
Post Office Supplies						
Stamps, Packages, Boxes, etc.	As per approved USPS prices					
Bubble Wrap	$3.99					
Packing Tape Dispensers	$3.99					
Mailing Carton 12" x 10" x 8"	$2.19					
Mailing Carton 15"x12"x10"	$4.99					
Mailing Carton 8" x 8" x 8"	$3.29					
Photo/Doc Mlr 9.75" x 12.25" (Chipboard)	$1.89					
Photo/Doc Mailer 6" x 10" (Chipboard)	$1.79					
Photo/Doc Mlr 6.5" x 9.5" Corr-Ins peel adh	$2.09					
Photo/Doc Mlr 9.5" x 12.5" Corr-Ins peel adh	$2.69					
Bubble Mailer 6" x 10"	$1.79					
Bubble Mailer 10.5" x 16"	$2.69					
Bubble Mailer 8.5" x 12"	$2.19					
Bubble Mailer 12.5" x 19"	$2.59					
Envelope 6" x 9"	$0.49					
Utility Mailer 10.5" x 16"	$1.49					
Administrative Reports, Documents, and Fees						
Financial Report						
First Copy	No Charge per report	NA NA				
Additional	$5.00 per report	NA NA				
Budget Document						
First Copy	No Charge per report	NA NA				
Additional	$5.00 per report	NA NA				
Audio Recordings on CD	$10.00 per CD	NA NA				
Certification of Copies	$2.00 per copy	NA NA				
Administration Processing Fee	$50.00 Per hour					
GRAMA Records Request						
Records Request	$0.25 per page					
Research, compilation, editing, redaction, etc.	$0.00 per minute (first 30 min)	$15.00 per hour (31+ minutes)				
Passport Photos**	$10.00 per photo	NA NA				
Passport Acceptance Fee**	$35.00 per application	NA NA				
Passport Express Mail Fee (1-2 day delivery)**	$30.00 per application	NA NA				
Notarization	$10.00 per stamp	NA NA				
Subdivision Ordinance Book						
Entire Book	$15.00 per book	NA NA				
Per Chapter	$1.50 per chapter	NA NA				
General Plan Book	$15.00 per book	NA NA				
Maps (includes Zoning, General Plan, Garbage Pick-up, Master Transportation etc.)						
8 1/2 " x 11" Size A	$3.00 per map	NA NA				
11" x 17" Size B	$5.00 per map	NA NA				
22" x 34" Size D	$15.00 per map	NA NA				
Map Research & Compilation	$50.00 per hour					
Maps on disk	$10.00 per disk	NA NA				
Collections						
Returned Check Fee	$20.00 per check	NA NA				
Warrant Collection Fee	2.75% of outstanding warrant balance					
Outside Collection Agency Fee	25.00% of balance owed to City					
Candidate Filing Fee for Public Office	$25.00 per application	NA NA				
City Hall Lobby Rental *						
Small Events (< 25 persons - no food present)						

Resident	$100.00 per rental *	$35.00 per hour for staffing
Non-resident	$150.00 per rental *	$40.00 per hour for staffing
Small Events (< 25 persons - with food present)		
Resident	$200.00 per rental *	$40.00 per hour for staffing
Non-resident	$300.00 per rental *	$45.00 per hour for staffing
Large Events (> 25 persons - no food present)		
Resident	$600.00 per rental *	$45.00 per hour for staffing
Non-resident	$900.00 per rental *	$50.00 per hour for staffing
Large Events (> 25 persons - with food present)		
Resident	$600.00 per rental *	$50.00 per hour for staffing
Non-resident	$900.00 per rental *	$55.00 per hour for staffing
City Hall Chambers Rental *		
Small Events (< 25 persons - no food present)		
Resident	$200.00 per rental *	$35.00 per hour for staffing
Non-resident	$300.00 per rental *	$40.00 per hour for staffing
Large Events (< 25 persons - no food present)		
Resident	$600.00 per rental *	$40.00 per hour for staffing
Non-resident	$900.00 per rental *	$45.00 per hour for staffing
City Hall Lobby and Chambers Rental *		
Small Events (< 25 persons - no food present)		
Resident	$300.00 per rental *	$35.00 per hour for staffing
Non-resident	$400.00 per rental *	$40.00 per hour for staffing
Small Events (< 25 persons - with food present)		
Resident	$400.00 per rental *	$40.00 per hour for staffing
Non-resident	$500.00 per rental *	$45.00 per hour for staffing
Large Events (> 25 persons - no food present)		
Resident	$700.00 per rental *	$50.00 per hour for staffing
Non-resident	$800.00 per rental *	$55.00 per hour for staffing
Large Events (> 25 persons - with food present)		
Resident	$900.00 per rental *	$55.00 per hour for staffing
Non-resident	$1,000.00 per rental *	$60.00 per hour for staffing

Miscellaneous		
Sale of Mulch	$25.00 per cubic yard	
Sale of Dirt		
Resident	$20.00 per cubic yard	$30.00 Delivery Fee
Non-resident	$25.00 per cubic yard	$40.00 Delivery Fee

* 50% of rental fee will be refunded upon satisfactory cleanup of facility and no damages.

** The Department of State also charges passport processing fees, expedited fees, and file search fees in addition to our Syracuse City processing fees. These fees are sent directly to the Department of State with the passport applications. See our website for additional information and required fees.

COUNCIL AGENDA

August 10, 2021

LEGISLATIVE ITEM

Agenda Item #**8** **Briggs North Rezone/Development Agreement**

Factual Summation

Please review the following information. Any questions regarding this agenda item may be directed to Noah Steele, Community and Economic Development Director.

Location:	817 W 1700 S
Current General Plan:	Commercial
Current Zoning:	A-1
Requested Zoning:	MXD/GC
Acreage:	4.47 for townhomes (MXD proposed), .848 for GC (offsite)
Units:	54 townhomes
Units per acre:	12
SF commercial:	0 'onsite' but 5,300 sf future multitenant 1 story commercial 'offsite'

Summary

Logan Johnson with Wright Development group is requesting the mixed use zoning designation for a townhome development on the 'Briggs North' site. The city previously approved a mixed use development on this site with approximately 117 units of three story apartments and a vertical mixed use building. The developer desires to amend the plans in order to reduce density and building height which will appease some neighbors. They are also wanting to avoid mixed use architectural standards on the commercial building by utilizing the 'off site' option. Application to the mixed use zone requires architecture, landscape, and site concept plans be reviewed simutaniously with the rezone request. Staff has some concerns with the roadway design and concerns over considering the commercial portion as 'offsite'. Please find attached the proposed plans and development agreement.

Recommendation

Planning Commission is forwarding a conditional recommendation for approval. They felt that the townhomes were a much more compatible use but had some concerns with the specifics of the plans. They recommended that parking in front of each unit's garage be provided, no residential traffic back into commercial traffic, and concluded that the front porches provided were undersized and not in conformance with the zone requirements. The developer has since modified plans to resolve the backing and porch concerns but not the percieved parking shortage.

General Process for this project:

1. Rezone/Development agreement
2. Subdivision
3. Site Plan for commercial
4. Building Permit

Rezone Application

Syracuse City Community Development
1979 West 1900 South, Syracuse, UT 84075
Phone: (801) 825-1477 ext 4 Website: www.syracuseut.com
Fax: (801) 614-9626 Email: planning@syracuseut.com

Updated 7/10/17

Subject Property Information

Property Address or Approximate Coordinate:	Total Acreage of Parcel:
817 W 1700 S	5.29

Parcel Identification Number (as recorded with Davis County):	Current Zone	Proposed Zone:
128830002	MU	MU

Brief Description of Purpose for Rezone and Reasons Supporting the Request

We are requesting a change to the Development Agreement which essentially constitutes a rezone. About 50% less units. Stronger and more traditional commercial spaces. 2 story residential buildings (town homes) We can lead with the commercial in the development timing.

Subject Property Owner Contact Information

Name(s) of every person or company the applicant represents:
Wright Development Group, Logan Johnson

Mailing Address:	City:	State:	ZIP:
1178 W Legacy Crossing Blvd	Centerville	UT	84014

Office Phone:	Cell Phone :	Email:
801.773.7339		logan@wrightdevelopment.com

Applicant Contact Information (if different from Property Owner)

Name (and agent, if any):

Mailing Address:	City:	State:	ZIP:

Office Phone:	Cell Phone:	Email:

I hereby certify that the requested Rezone would comply with all required conditions and standards of the Syracuse City Land Use Ordinance, be harmonious with neighboring uses, fit the goals of the community's General Plan, and impose no insatiable demands for public services. I read the Syracuse Land Use Ordinance relative to rezoning and understand that submitting this application does not guarantee approval and is subject to the discretion of the City Land Use Authority and compliance with all requirements of Syracuse City's Municipal Code. I hereby accept responsibility for meeting all requirements outlined herein, including payment of all fees and attending City Land Use Authority meetings as notified by the Community Development Department, and understand that failure to do so may result in postponement of action by said Authority. I also understand that approval shall not relieve me of the responsibility to comply with applicable local and State zoning, health, building, or fire regulations.

Property Owner Signature Date

Logan Johnson
Applicant Signature Date

FOR OFFICE USE ONLY

Date Received and Paid:	Received by:	Receipt #

Payment Type: ☐ Cash ☐ Credit Card ☐ Check#_____

Land Use Authority Date:

City Council Decision and Date:

Application and Noticing Fees:

$425	Application Fee		$ 425
$20	per Public Notice Sign	_____Signs	$_____
$100	Noticing Fees	____	$_____
		Total	$_____

Rezone Application

Syracuse City Community Development
1979 West 1900 South, Syracuse, UT 84075
Phone: (801) 825-1477 ext 4 Website: www.syracuseut.com
Fax: (801) 614-9626 Email: planning@syracuseut.com

Updated 7/10/17

Subject Property Information

Property Address or Approximate Coordinate:	Total Acreage of Parcel:
817 W 1700 S	0.843 acres

Parcel Identification Number (as recorded with Davis County):	Current Zone	Proposed Zone:
128830002	MU	GC

Brief Description of Purpose for Rezone and Reasons Supporting the Request

The commercial zone request is consistent with the General Plan's designation for this area. Zoning to GC will ensure commercial development along this frontage area as long as the zone remains unchanged.

Subject Property Owner Contact Information

Name(s) of every person or company the applicant represents:
Wright Development Group, Logan Johnson

Mailing Address:	City:	State:	ZIP:
1178 W Legacy Crossing Blvd	Centerville	UT	84014

Office Phone:	Cell Phone :	Email:
801.773.7339		logan@wrightdevelopment.com

Applicant Contact Information (if different from Property Owner)

Name (and agent, if any):

Mailing Address:	City:	State:	ZIP:

Office Phone:	Cell Phone:	Email:

I hereby certify that the requested Rezone would comply with all required conditions and standards of the Syracuse City Land Use Ordinance, be harmonious with neighboring uses, fit the goals of the community's General Plan, and impose no insatiable demands for public services. I read the Syracuse Land Use Ordinance relative to rezoning and understand that submitting this application does not guarantee approval and is subject to the discretion of the City Land Use Authority and compliance with all requirements of Syracuse City's Municipal Code. I hereby accept responsibility for meeting all requirements outlined herein, including payment of all fees and attending City Land Use Authority meetings as notified by the Community Development Department, and understand that failure to do so may result in postponement of action by said Authority. I also understand that approval shall not relieve me of the responsibility to comply with applicable local and State zoning, health, building, or fire regulations.

Property Owner Signature Date

Logan Johnson
Applicant Signature Date

FOR OFFICE USE ONLY

Date Received and Paid:	Received by:	Receipt #

Payment Type: ☐ Cash ☐ Credit Card ☐ Check#_____

Land Use Authority Date:

City Council Decision and Date:

Application and Noticing Fees:

$425	Application Fee		$ 425
$20	per Public Notice Sign	_____Signs	$_____
$100	Noticing Fees	____	$_____
		Total	$_____

XBP Confirmation Number: 99770320

Receipt for Payment to:
Syracuse City

Date/Time:	**05/20/2021 9:45:27 AM**
Transaction #:	**148885281PT**
Payment Method:	**Visa**
Transaction Status:	**Successful**

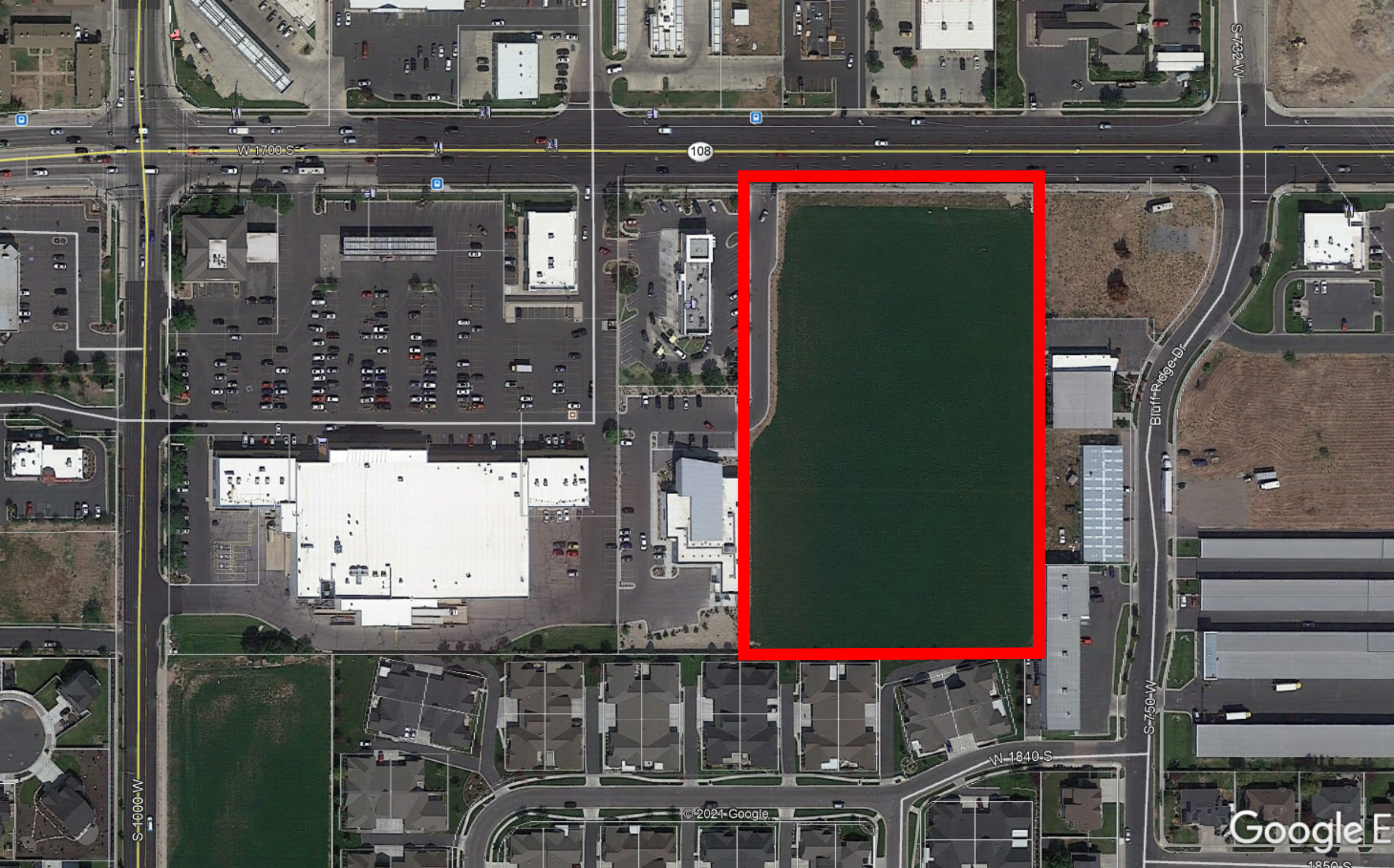
Items

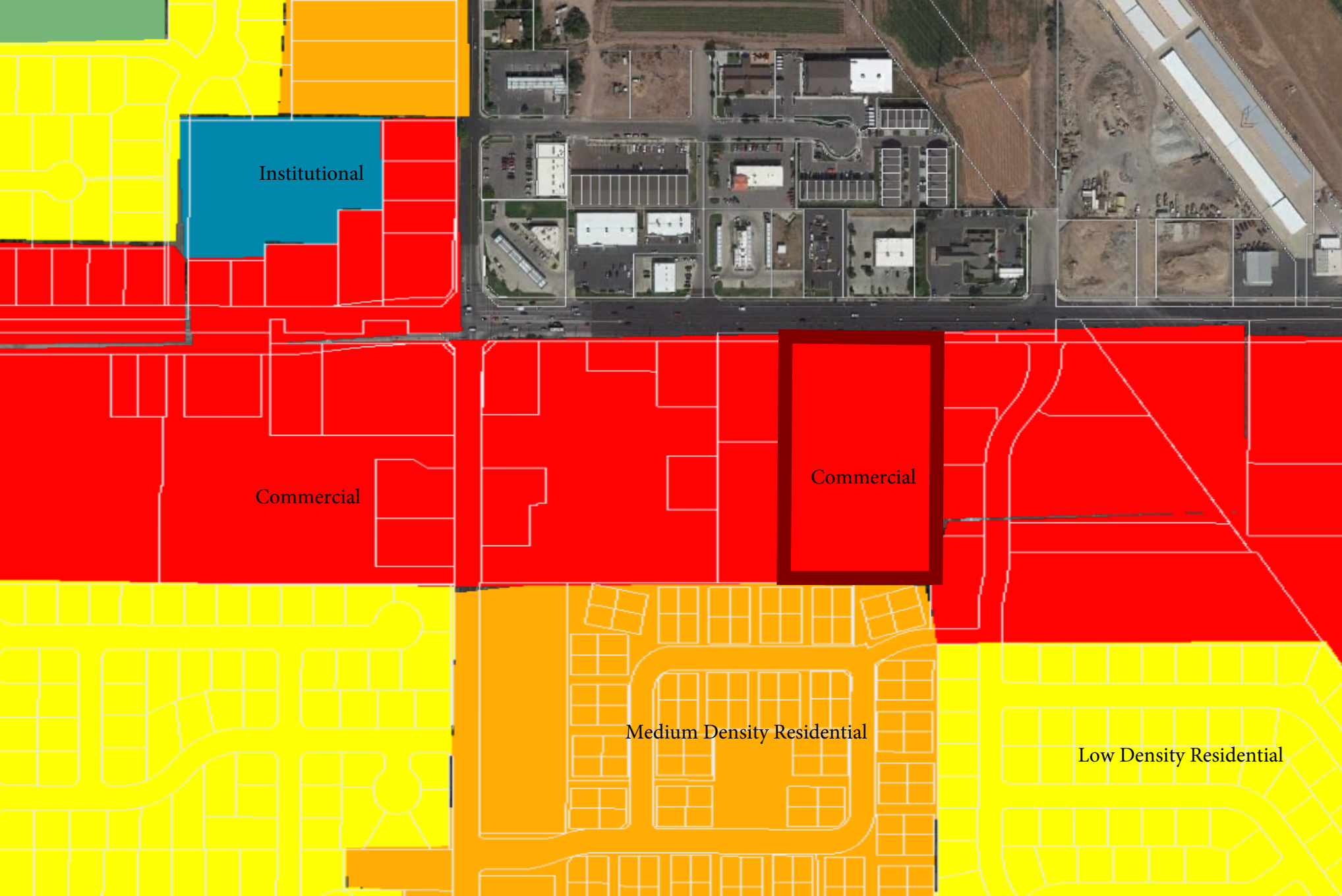
CC CONVENIENCE FEE	**5.45**
REZONE AMENDMENT	**545.00**
Total:	**550.45**

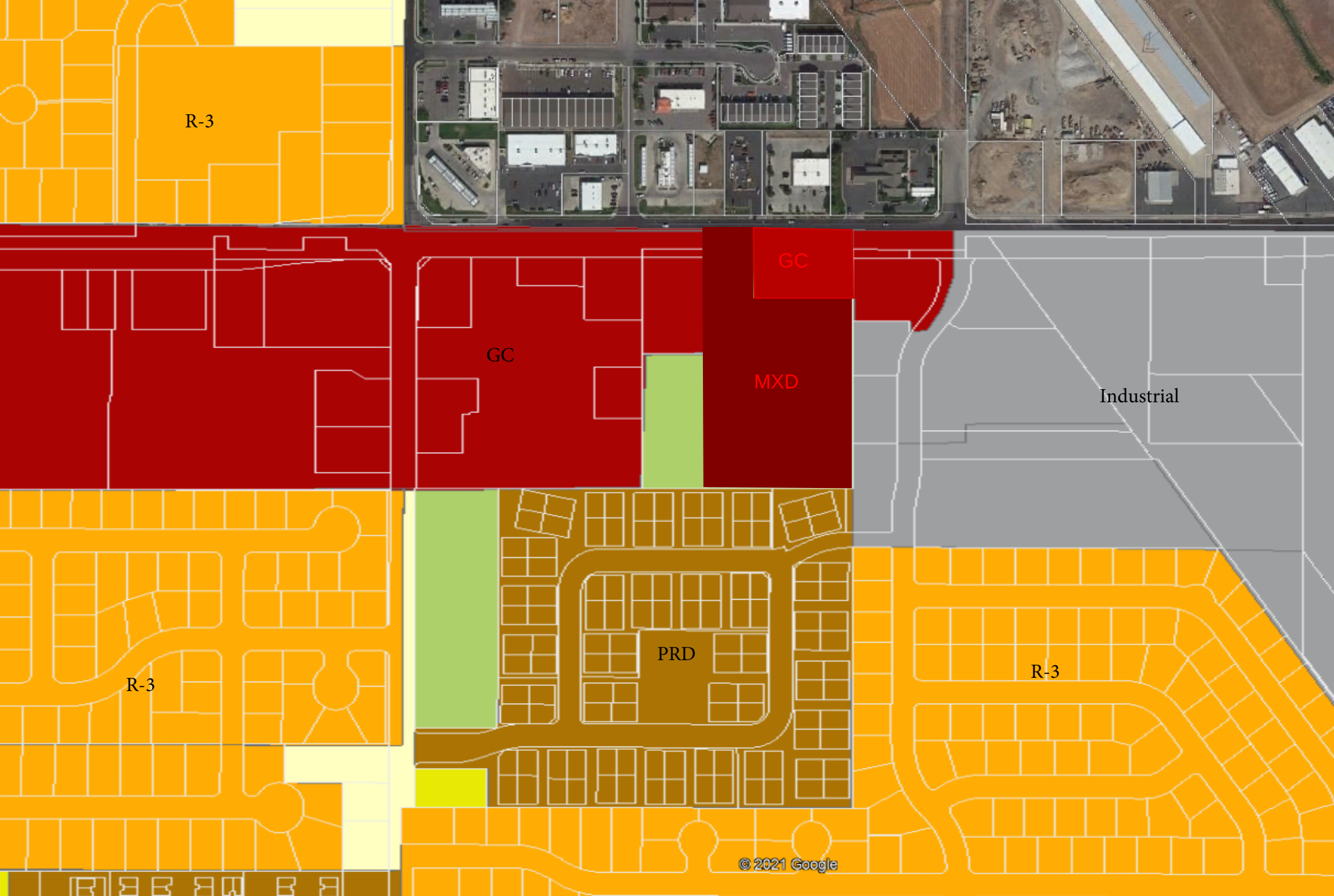
Spencer Wright Spencer Wright 84014

Payment Service Provided By
www.xpressbillpay.com

BRIGGS NORTH REZONE
2021


W 1700 S
108
S 732 W
Bluff Ridge Dr
S 750 W
W 1840 S
S 1000 W
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Institutional
Commercial
Commercial
Medium Density Residential
Low Density Residential


R-3
GC
GC
MXD
Industrial
R-3
PRD
R-3
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After recording, please send to:
Syracuse City
Attn: City Recorder
1979 W. 1900 S.
Syracuse, Utah 84075

DEVELOPMENT AGREEMENT
FOR THE ANTELOPE DRIVE BRIGGS PROPERTY PROJECT
(SYRACUSE CITY, DAVIS COUNTY, UTAH)

This Development Agreement (this "Agreement") is made and entered into as of this ____ _____ day of _____, 2021, by and between **Wright Development Group, Inc.**, a Utah corporation (the "Developer"), and **Syracuse City**, a municipality and political subdivision of the State of Utah (the "City"). City and Developer are jointly referred to as the "Parties" and each individually as a "Party."

RECITALS:

A. The Developer's affiliate entity owns approximately 5.29 acres of property located at approximately 817 West 1700 South in Syracuse, Davis County, Utah, as more particularly described in **Exhibit A**, which is attached hereto and by this reference made a part hereof (the "Property"). The owner of the property is Syracuse Property Holdings LLC ("Owner").

B. The Property is subject to the Planning and Land Use Ordinances of Syracuse City. The Property is currently zoned A-1 (Agricultural) but Developer and Owner have sought rezoning to a MXD (Mixed Use Development) and GC (General Commercial).

C. The purpose of the MXD Zone under the City Code is "provide traditional neighborhoods where residents can work, play, shop and live that are strategically designed to create a symbiotic relationship by allowing for a combination of commercial and residential uses." The Developer intends to develop the Property into the Antelope Drive Briggs Property Project (the "Project"), which shall include both the parcels proposed to be given MXD and GC zoning designations.

D. Under Syracuse Municipal Code § 10.92.040(C)(4), the MXD permits the development of off-site commercial projects to develop the required commercial square feet in the zone. If the Council approves the zoning request and authorizes execution of this Agreement, it confirms that the commercial intended to be built in the proposed GC zone qualifies as off-site commercial described in subsection 10.92.040(C)(4).

E. Developer and City acknowledge that development in the MXD Zone requires a development plan and a development agreement specific to each area zoned as MXD.

F. The City Council of Syracuse City (the "City Council"), acting pursuant to its authority under Utah Code § 10-9a-102(2) *et seq*., as amended, and the Syracuse City Code (the "City Code"), and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations,

has elected to enter into this Agreement, concurrent with its decision of whether to grant the zoning application.

G. The Developer and City acknowledge that the development and improvement of the Property pursuant to this Agreement must comply with the requirements of the MXD Zone and GC Zone, as applicable, and will provide certainty useful to the Developer and to the City in ongoing and future dealings and relations among the Parties pertaining to the development of the Project.

H. The City and Developer intend for this Agreement to provide Developer with vested entitlements for development of the Project. The City has determined that entering into this Agreement furthers the purposes of the Utah Municipal Land Use, Development, and Management Act, the City's General Plan, and the City's land use ordinances (collectively, the "Public Purposes"). As a result of such determination, the City has elected to move forward with the approvals necessary to approve the development of the Project in accordance with the terms and provisions of this Agreement and the Development Plan (described in Section 7 below). This Agreement is a "development agreement" within the meaning of and entered into pursuant to the terms of Utah Code Ann. §10-9a-102(2).

NOW THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Developer and the City hereby agree to the following:

1. **Recitals; Definitions.** The Recitals set forth above are incorporated herein by this reference. Any capitalized term used but not otherwise defined in this Agreement shall have the meaning ascribed to such term in the City Code.

2. **Effective Date**. This Agreement is effective on the date the last party executes this Agreement as indicated by the date stated under that party's signature line (the "Effective Date").

3. **Rescission of Prior Agreement.** The Parties previously processed a zoning application in 2020, which application the City Council conditionally approved pending the execution of a development agreement under consideration at the time. The 2020 development agreement was never fully executed and did not take effect, and the Developer has submitted a new zoning application to the City along with this Agreement. Upon full execution of this Agreement and upon the Council's approval of the current zoning application, the Parties agree that the prior agreement is rescinded.

4. **Compliance with Current City Ordinances.** Unless specifically addressed in this Agreement, the Developer agrees that the Project shall be developed in a manner that complies with applicable provisions of the City Code as they exist on the date of execution of this Agreement. The Developer understands that the Project is subject to Site Plan review and approval, and that Site Plan approval is contingent upon the Project's compliance with all relevant City ordinances. This Agreement does not modify the Planning Commission's authority related to Site Plan review. Site Plan applications shall be consistent with the themes and plan established by this Agreement, unless the City Council first approves such deviations through amendment of the Agreement.

5. **Contract Dependent upon Zoning Approval.** The Parties agree that the terms of this Agreement are only applicable if the City Council approves the pending zoning application. The approval of this Agreement may only occur in conjunction with an approval of that application. The approval of this Agreement shall be an administrative action.

6. **Future Land Use Applications.** This Agreement does not authorize or promise any zoning or other approvals for future applications, including the commercial portion of the Project. The Developer intends to submit a zoning application for the commercial portion of the Project to General Commercial (GC). The application shall undergo the land development process and shall only be approved if the Council determines that the application is in the best interests of the City.

7. **Zoning and Permitted Uses**. If zoning approval is provided by the City Council, then Developer shall develop and use the Property in accordance with the requirements of the Development Plan attached hereto as **Exhibit B** (the "Development Plan") and applicable provisions of the City Code that are not inconsistent with this Agreement or the Exhibits hereto. The Project is a mixed-use development with no more than 54 townhome units, along with a commercial component of not less than five-thousand three-hundred (5,300) square feet of tenant building space.

7.1. **Density**. The maximum residential density permitted for this project is 12 units per acre, which is no greater than 54 total units for the Development. Forty-nine (49) units may contain two (2) stories, and five (5) units may contain three (3) stories.

7.2. **Common Space**. The Project contains 41 % landscaped area, along with a tot lot (the "Common Space"). The Common Space is shown on the Development Plan (**Exhibit B**). The Common Space will be owned and maintained by the property owner or a homeowner's association (the "HOA"). It will also include the on-site stormwater detention basin required by state and local ordinances. The Common Space and amenities are to be used for calculation in this Project only, and may not be used as credit toward any other common space or amenity requirements at other developments or properties.

7.3. **Layout; Circulation and Connectivity**. The layout of the residential portion of the Project as shown in the Development Plan (**Exhibit B)** is hereby approved by the City. All internal roads within the Project will be privately owned and maintained, and shall be constructed in accordance with applicable City Codes and regulations.

7.4. **Cross-Access Easements**. The Developer shall provide perpetual non-exclusive public access easements on the North, East and West connections provided on the Development Plan.

7.5. **Building Height**. Homes built within the Project may not exceed thirty feet (30') in height, with the exception of five (5) townhome units, identified as TH-1 on the Development Plan, which may exceed thirty feet (30'), but which may not exceed forty feet (40') in height. For purposes of this section, height is measured from grade to crown.

7.6. **Architecture**. All homes and buildings within the Project shall meet the architectural standards of the City Code. The architectural theme and elevations are attached to this Agreement as **Exhibit C** and are incorporated into this Agreement by reference. The elevations and drawings in **Exhibit C** are attached as concepts and illustrative of themes only and may not necessarily comply with all City building requirements. Notwithstanding any other provision of this Agreement, Developer shall strictly comply with the following requirements related to architectural thematic elements in the Project:

7.6.1. **Residential Buildings.**

a) Front porches are to be at least six feet (6') wide for each unit;
b) Windows shall be provided in each front door;
c) Window mulliuons, variation, size, quantity and location shall match what has been provided in the Development Plan exhibits;
d) Custom corbel accent, as provided in the Development Plan;
e) All three-story units shall have rear-fed garages;
f) All units shall be configured to prevent backing out of residential units directly into commercial traffic; and
g) Craftsman columns with masonry, as provided in the Development Plan.

7.6.2. **Commercial Building.**

a) At least one consolidated pedestrian crossing across the two drive aisles, which connects the sidewalk abutting Antelope Drive to building, and which crossing shall utilize concrete or a different paving material from the material used for the drive aisles, and painted with clear markings for pedestrian crossing.
b) Awnings and trellis shall be placed over first floor windows and doors, as provided in the Development Plan;
c) Masonry shall be utilized on the first floor, as provided in the Development Plan;
d) A corner architectural feature shall be provided as found in the Development Plan;
e) Window variation and mullions shall be as provided in the Development Plan;
f) No parking shall be provided between Antelope Drive and the building, as provided in the Development Plan;
g) Second story windows and exterior wall heights shall give the appearance of two-stories, as shown in the Development Plan; and
h) Gas, electrical, and other meters or utilities shall be screened with architectural structure and landscaping, unless prohibited from doing so by a utility company, in which case they shall be screened using landscaping and be painted to match the building.

8. **Future Commercial Site Plan.** If the Developer obtains zoning for the commercial portion of the Project, then it shall submit a Site Plan in conformance with the provisions of Subsection 7.6.2 of this Agreement.

8.1. The Parties may amend this Agreement to permit deviations from those provisions, but they are otherwise to be strictly applied, regardless of the underlying requirements of the General Commercial Zone.

8.2. The Developer shall not submit any applications for building permits on the residential portion of the Project until it has first submitted a Site Plan application

for the commercial portion, in conformance with the Development Plan and Subsection 7.6.2 of this Agreement. Any applications for building permits that are filed prior to the Site Plan shall be held without approval by the City. Developer agrees that permits held pursuant to this subsection shall not be subject to challenge or the protections identified in section 10-6-160 of the Utah Code related to time limits for building permit approvals or similar sections of code, until after a conforming Site Plan application has been submitted.

8.3. The Parties acknowledge and agree that the residential components of this Project are only acceptable to the City if paired with high quality commercial development. If the Developer submits a site plan for the commercial component that is not in conformance with the Development Plan and Subsection 7.6.2 of this Agreement, the City shall provide notice to Developer of such nonconformance and Developer shall have thirty (30) days to correct the items required to bring the site plan into conformance. If Developer fails to re-submit a conforming site plan within such time period, the City may rezone the residential property back to A-1. The Developer waives any challenge or legal action related to a rezone undertaken as a result of Developer's failure to comply with this section, including a waiver of any damages suffered as a result of the change.

9. **Development Plan and Development Agreement.** The Development Plan and this Agreement are in conformance with section 10.92.040 of the City Code.

9.1. **Minimum Acres**. The Project is approximately 5.29 total acres.

9.2. **Landscaping.** Landscape shall be installed by the Developer in accordance with landscaping plans to be approved by the City, which approval will not be unreasonably withheld or delayed.

9.3. **Wetlands**. The Project shall be developed in compliance with any wetlands delineation and mitigation plans approved by the US Army Corps of Engineers, if applicable. The City will not take ownership or maintenance of any wetlands, which maintenance shall become the responsibility of the HOA upon its establishment.

10. **Off-Site Commercial Building**. The development of the commercial building identified in the Development Plan shall be considered an off-site commercial project.

10.1. The development of the commercial building shall occur no later than simultaneously with the first residential unit developed. Occupancy shall not be granted to any residential unit until the commercial building shell has passed final inspection. This section does not require a final occupancy permits to have been issued for the commercial building, as these are issued following tenant improvements.

10.2. The commercial potion of the Project shall remain commercial and may not be converted into residential uses unless the City Council agrees to an amendment of this Agreement. This Agreement shall be recorded against that parcel and run with the land.

11. **Homeowner Association or Sole Ownership.** The Development is contemplated as a mixed-use development that will remain under sole ownership. As such, all Common Areas and maintenance requirements shall be the responsibility of the sole owner of the property or HOA, as applicable.

11.1. **Future Subdivision.** Should the Developer or a successor in interest later wish to sell condominium units into separate ownership, then they shall be required to undergo the subdivision process and receive City approval for that subdivision. In such a case, prior to the sale or subdivision of any lots, the Developer or a successor in interest shall first create an HOA which shall be responsible for maintenance of all Common Space and Common Amenities located within the Project. The HOA shall be formed at the time of recording of the final plat and shall be governed by enforceable and duly recorded Declaration Covenants, Conditions and Restrictions (the "CC&R's"), the form of which must be approved in advance by the City, which approval will not be unreasonably withheld or delayed. The use and restrictions of Common Space and the Common Amenities within the Project are private and will be governed by the CC&R's and such other rules, regulations and guidelines adopted by the HOA. All maintenance of the Common Space and Common Amenities shall be performed and managed by the HOA.

12. **Onsite Improvements**.

12.1. The Developer (and/or any subsequent owner of the Project) shall be responsible for the installation of all onsite parking, drive aisles, water, sewer, and storm drainage improvements sufficient for the development of the Project in accordance with the City Code. The water, sewer, stormwater detention basin, and storm drain connections shall be made where and as approved by the City, which approval will not be unreasonably withheld. The existing utilities for the property owners to the West are privately owned and approvals for connection to those mains shall be approved by the utility owner. The City does not object to connecting to those mains, provided they are adequately sized to service the development. The City shall have no responsibility of maintenance related to the improvements; the City's liability for such infrastructure ends at the connection to the main line.

13. **Culinary Water.**

13.1. The Developer shall meet or exceed the minimum culinary water requirements set forth in the Utah Division of Drinking Water R309-105 and Syracuse City Engineering Standards and Specifications.

13.2. R309-105-9 (Minimum Water Pressure) governs minimum water pressures and sets the minimum peak day demand requirement for this development at 40 psi. The City's mainline pressure at ground level during peak day demand is 45 psi. As a result, any construction higher than one story will require a means to increase the water pressure to meet or exceed the 40 psi peak day demand threshold. Any higher

pressure zone created by this development will be required to install a backflow preventer to protect the integrity of the City's system. The backflow preventer shall be installed and maintained as set forth in R309-105-12 (Cross Connection Control).

13.3. Two connections to the City's culinary system will be required.

14. **Water Share Contribution**. In connection with the development of the Project, upon the application for a building permit for the first building in the Development, Developer will transfer to the City all of the shares of water required for irrigation purposes, with the right to receive at least 13.9188 acre feet of water annually, in accordance with Syracuse Municipal Code § 8.10.090.

15. **Vested Rights**. The City and Developer intend that this Agreement be construed to grant Developer all vested rights to develop the Project in fulfillment of the terms and provisions of this Agreement and the laws and ordinances that apply to the Property as of the Effective Date of this Agreement. The Parties intend that the rights granted to Developer under this Agreement are contractual and are in addition to those rights that exist under statute, common law and at equity. If the City adopts different ordinances in the future, Developer shall have the right, but not the obligation, to elect to submit a development application under such future ordinances, in which event the development application will be governed by such future ordinance(s). By electing to submit a development application under a new future ordinance, however, Developer will not be deemed to have waived its right to submit or process other development applications under the City Code that apply as of the Effective Date of this Agreement. Notwithstanding this section, the site plan and development applications shall not be inconsistent with the themes and plan established by this Agreement, without prior City Council approval of those submissions, which decision shall not be unreasonably delayed, and if approved, shall serve as an amendment to this Agreement.

16. **Assignment.** Neither this Development Agreement nor any of the provisions hereof can be assigned to any other party, individual or entity without assigning the rights as well as the responsibilities under this Development Agreement. [See 21.2] The Project may not be assigned to multiple developers – only a single assignment of the entire Project shall be permissible.

17. **Integration.** This Development Agreement contains the entire Agreement with respect to the subject matter hereof and integrates all prior conversations, discussions or understandings of whatever kind or nature between the Parties, and may only be modified by a subsequent writing duly executed by the Parties hereto.

18. **Severability.** If any part or provision of the Agreement shall be adjudged unconstitutional, invalid or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this Agreement except that specific part or provision determined to be unconstitutional, invalid or unenforceable. If any condition, covenant or other provision of this Agreement shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

19. **Notices.**

Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be (a) served personally upon the party for whom intended, (b) sent by nationally recognized express delivery service, or (c) or if mailed, be by certified mail, return receipt requested, postage prepaid, to such party at its address shown below. Additionally, any such notices, requests and demands may be sent by electronic mail, so long as such notice is also delivered by one of the methods describe above.

To Developer:

Wright Development Group, Inc.
1178 W. Legacy Crossing Blvd., Ste. 100
Centerville, Utah 84014
Attn: Spencer Wright
Email: spencer@wrightdevelopment.com

With a Copy to:

Wright Development Group, Inc.
1178 W. Legacy Crossing Blvd., Ste. 100
Centerville, Utah 84014
Attn: Amy Dolce
Email: amy@wrightdevelopment.com

To the City:

Syracuse City Attorney
1979 West 1900 South
Syracuse, Utah 84075
Email: proberts@syracuseut.com

With a Copy to:

Syracuse City Manager
1979 West 1900 South
Syracuse, UT 84075
Email: _____bbovero@syracuseut.com

Any party may change its address or notice by giving written notice to the other party in accordance with the provisions of this section.

20. **Amendment.**

The Parties or their successors in interest may, by written agreement, choose to amend this Agreement at any time. Any amendment of a substantial provision of this Agreement shall require

the prior approval of the City Council and must be recorded in the Davis County Recorder's Office to be effective.

21. **General Terms and Conditions.**

21.1. Termination of Agreement. The term of this Agreement shall commence on the Effective Date of this Agreement and shall continue in full force and effect until the earlier of the following events: (i) certificates of occupancy have been issued for all dwelling units to be constructed in the Project, or (ii) ten (10) years from the date on which this Agreement is recorded with the Davis County Recorder's Office; provided, however, that if Developer is not in breach of any material provisions of this Agreement when said 10-year period expires, and any portions of the Project have not been completely built-out, then this Agreement shall automatically be extended for an additional period of five (5) years. When public improvements have been constructed and accepted by County (after expiration of applicable warranty periods), the Developer and/or the subsequent Owner/Developer shall be released from and have no continuing obligations with respect to such improvements.

21.2. Successors and Assigns. This Agreement shall be binding on the successors and assigns of Developer and future owners with respect to the portion of the Project they own. Said letter shall be signed by the Transferee, notarized, and delivered to City prior to the Transfer. Upon execution of the letter described above, the Transferee shall be substituted as Developer or Owner under this Agreement and the transferor shall be released from any further obligations under this Agreement as to the transferred property. In all events, this Agreement shall run with and benefit the Property.

21.3. Default & Remedies. If either the Developer or the City fails to perform their respective obligations under the terms of this Agreement, the party believing that a default has occurred shall provide written notice to the other Party specifically identifying the claimed event of default and the applicable provisions of this Agreement claimed to be in default. The defaulting Party shall immediately proceed to cure or remedy such default or breach within sixty (60) calendar days after receipt of such notice. The Parties shall meet and confer in an attempt to resolve the default but, in the event they are not able to do so, the Parties shall have the rights and remedies available at law and in equity, including injunctive relief or specific performance, but excluding the recovery of monetary damages. Any delay by a Party in instituting or prosecuting any such actions or proceedings or otherwise asserting its rights under this Article shall not operate as a waiver of such rights.

21.4. Non-liability of City Officials or Employees. No officer, representative, agent, or employee of the City shall be personally liable to the Developer or any successor-in-interest or assignee of the Developer, in the event of any default or breach by the City or for any amount which may become due, the Developer, or its successors or assignee, for any obligation arising out of the terms of this Agreement.

21.5. Referendum or Challenge. Both Parties understand that any legislative action by the City Council is subject to referral or challenge by individuals or groups of citizens, including zoning approval. The Developer agrees that the City shall not be found to be in

breach of this Agreement if such a referendum or challenge is successful and overturns the land use decision. In such a case, this Agreement is void at inception.

21.6. Ethical Standards. The Developer represents that it has not: (a) provided an illegal gift or payoff to any officer or employee of the City, or former officer or employee of the City, or to any relative or business entity of an officer or employee of the City; (b) retained any person to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, other than bona fide employees of bona fide commercial agencies established for the purpose of securing business; (c) breached any of the ethical standards set forth in Utah Code Ann. § 10-3-1301 et seq. and 67-16-3 et seq.; or (d) knowingly influenced, and hereby promises that it will not knowingly influence, any officer or employee of the City or former officer or employee of the City to breach any of the ethical standards set forth in State statute or City ordinances.

21.7. No Officer or Employee Interest. It is agreed that no officer or employee of the City has or shall have any pecuniary interest, direct or indirect, in this Agreement or the proceeds resulting from the performance of this Agreement. No officer, manager, employee or member of the Developer, or any member of any such persons' families shall serve on any City board or committee or hold any such position which either by rule, practice, or action nominates, recommends, or supervises the Developer's operations, or authorizes funding or payments to the Developer. This section does not apply to elected offices.

21.8. Governing Law & Venue. This Agreement and the performance hereunder shall be governed by the laws of the State of Utah. Any action taken to enforce the provisions of this Agreement shall have exclusive venue in the Second District Court of the State of Utah, Farmington Division.

(*Remainder of page is intentionally blank*)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective duly authorized representatives as of the day and year first written above.

WRIGHT DEVELOPMENT GROUP, INC.

By: _____

Its: _____

Date: _____

STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

On this _____ day of _____, 2021, personally appeared before me _____, the authorized _____**,** whose identity is personally known to me, or proven on the basis of satisfactory evidence, to be the person who executed the Development Agreement on behalf of said company and who duly acknowledged to me that he/she executed the same for the purposes therein stated.

_____
Notary Public

SYRACUSE CITY

By _____
Mike Gailey, Mayor

Attest:

_____
Cassie Z. Brown, MMC
City Recorder

STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

On this _____ day of _____, 2021, personally appeared before me Mayor Mike Gailey, the authorized signer of Syracuse City, whose identity is personally known to me, to be the person who executed the Development Agreement on behalf of Syracuse City, and who duly acknowledged to me that he executed the same for the purposes therein stated.

_____
Notary Public

Approved as to Form:

_____
Paul H. Roberts
City Attorney

EXHIBIT A

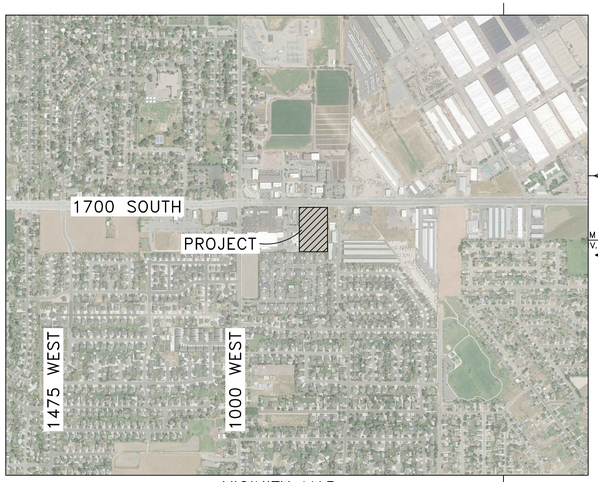
Description of the Property/Project

All of Lot 2, Briggs & Sons Subdivision.

CONT. 5.29 ACRES.

BRIGGS SUBDIVISION

LOCATED IN THE NORTH QUARTER OF SECTION 14, TOWNSHIP 4 NORTH,
RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH
MARCH 11, 2021



VICINITY MAP

LEGEND

- PROPERTY LINE
- ROAD CENTERLINE
- TIE TO MONUMENT
- EASEMENT LINE
- SECTION CORNERS
- RECORD CALLS ( )
- CROSS ACCESS, MAINTENANCE & UTILITY EASEMENT

NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND DAVIS COUNTY BRASS CAP MONUMENT

Scale: 1" = 40'

Antelope Drive

12-738-004 SYCOR LLC

12-079-0144 4 HORSEMEN LLC

12-079-0145 SUNVIEW LLC

12-730-0001 TRICO HOLDINGS LLC

12-737-0066 SUNSET PARK VILLAS HOMEOWNERS ASSOC.

12-737-0117 SUNSET PARK VILLAS HOMEOWNERS ASSOC.

12-079-0070 PAUL SCHMIDT ENTERPRISES (ET AL)

12-883-0001 UTAH STATE BUILDING OWNERSHIP AUTHORITY

LOT 1
0.848 ACRES
COM

LOT 2
4.470 ACRES
MXD

10' P.U.E.

5' IRRIGATION EASEMENT

NW CORNER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND DAVIS COUNTY BRASS CAP MONUMENT

Surveyor's Certificate

I, MICHAEL L. WANGEMANN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6431156, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HERON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS: BRIGGS SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE: _____

MICHAEL L. WANGEMANN
LICENSE NO. 6431156

Boundary Description

A TRACT OF LAND LOCATED IN THE NORTH QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 BEGINNING AT A POINT 55.00 FEET SOUTH AND 906.70 FEET EAST FROM THE NORTHWEST CORNER OF SECTION 14 TOWNSHIP 4 NORTH RANGE 2 WEST SALT LAKE BASE MERIDIAN; AND RUNNING THENCE ALONG THE SOUTHERN RIGHT OF WAY LINE OF ANTELOPE DRIVE SOUTH 89°59'50" EAST 266.65 FEET, THENCE SOUTH 129.0 FEET, THENCE NORTH 89°56'18" WEST 53.87 FEET, THENCE SOUTH 70°50'46" WEST 40.26 FEET, THENCE WEST 174.48 FEET, THENCE NORTH 142.17 FEET TO THE POINT OF BEGINNING.

CONTAINS 36,945 SQUARE FEET OR 0.848 ACRES

LOT 2 BEGINNING AT A POINT 55.00 FEET SOUTH AND 786.92 FEET EAST FROM THE NORTHWEST CORNER OF SECTION 14 TOWNSHIP 4 NORTH RANGE 2 WEST SALT LAKE BASE MERIDIAN; AND RUNNING THENCE ALONG THE SOUTHERN RIGHT OF WAY LINE OF ANTELOPE DRIVE SOUTH 89°59'50" EAST 119.78 FEET, THENCE SOUTH 142.17 FEET, THENCE EAST 174.78 FEET, THENCE NORTH 70°50'46" EAST 40.26 FEET, THENCE SOUTH 89°56'18" EAST 53.87 FEET, THENCE SOUTH 470.43 FEET, THENCE NORTH 89°59'50" WEST 386.44 FEET, THENCE NORTH 00°00'11" EAST 599.43 FEET TO THE POINT OF BEGINNING.

CONTAINS 194,712 SQUARE FEET OR 4.470 ACRES.

Owners Dedication:

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND COMMON SPACE AS SHOWN ON THIS PLAT, AND NAME SAID TRACT:

BRIGGS SUBDIVISION

THE BRIGGS HONE OWNERS ASSOCIATION WILL MAINTAIN OWNERSHIP OF ALL OPEN SPACES, INCLUDING THE DETENTION BASIN.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUT HANDS THIS _____ DAY OF _____ A.D. 20____.

NAME HERE

Corporate Acknowledgement:

STATE OF UTAH)
COUNTY OF DAVIS

ON THIS_____DAY OF _____, IN THE YEAR 20___, PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASES OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID *CORPORATION BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS), AND SAID _____ ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

(NOTARY SIGNATURE)

Corporate Acknowledgement:

STATE OF UTAH)
COUNTY OF DAVIS

ON THIS_____DAY OF _____, IN THE YEAR 20___, PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASES OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID *CORPORATION BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS), AND SAID _____ ACKNOWLEDGED TO ME THAT SAID 'CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

(NOTARY SIGNATURE)

Davis County Recorder

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORDER AND RECORDED THIS_____DAY OF _____, 20___. AT _____ IN BOOK _____ PAGE _____

DAVIS COUNTY RECORDER

BY: _____
DEPUTY RECORDER

Dominion Energy

APPROVED THIS_____ DAY OF_____ A.D., 20 ___
BY DOMINION ENERGY.

CHAIRMAN

Rocky Mountain Power

APPROVED THIS_____ DAY OF_____ A.D., 20 ___
BY ROCKY MOUNTAIN POWER.

ROCKY MOUNTAIN POWER

City Engineer's Approval

APPROVED THIS_____ DAY OF_____ A.D., 20 ___
BY SYRACUSE CITY ENGINEER.

CITY ENGINEER

City Attorney's Approval

APPROVED THIS_____ DAY OF_____ A.D., 20 ___
BY SYRACUSE CITY ATTORNEY.

CITY ATTORNEY

Planning Commission

APPROVED THIS_____ DAY OF_____ A.D., 20 ___
BY THE SYRACUSE CITY PLANNING AND ZONING COMMISSION.

CHAIRMAN

City Council Acceptance

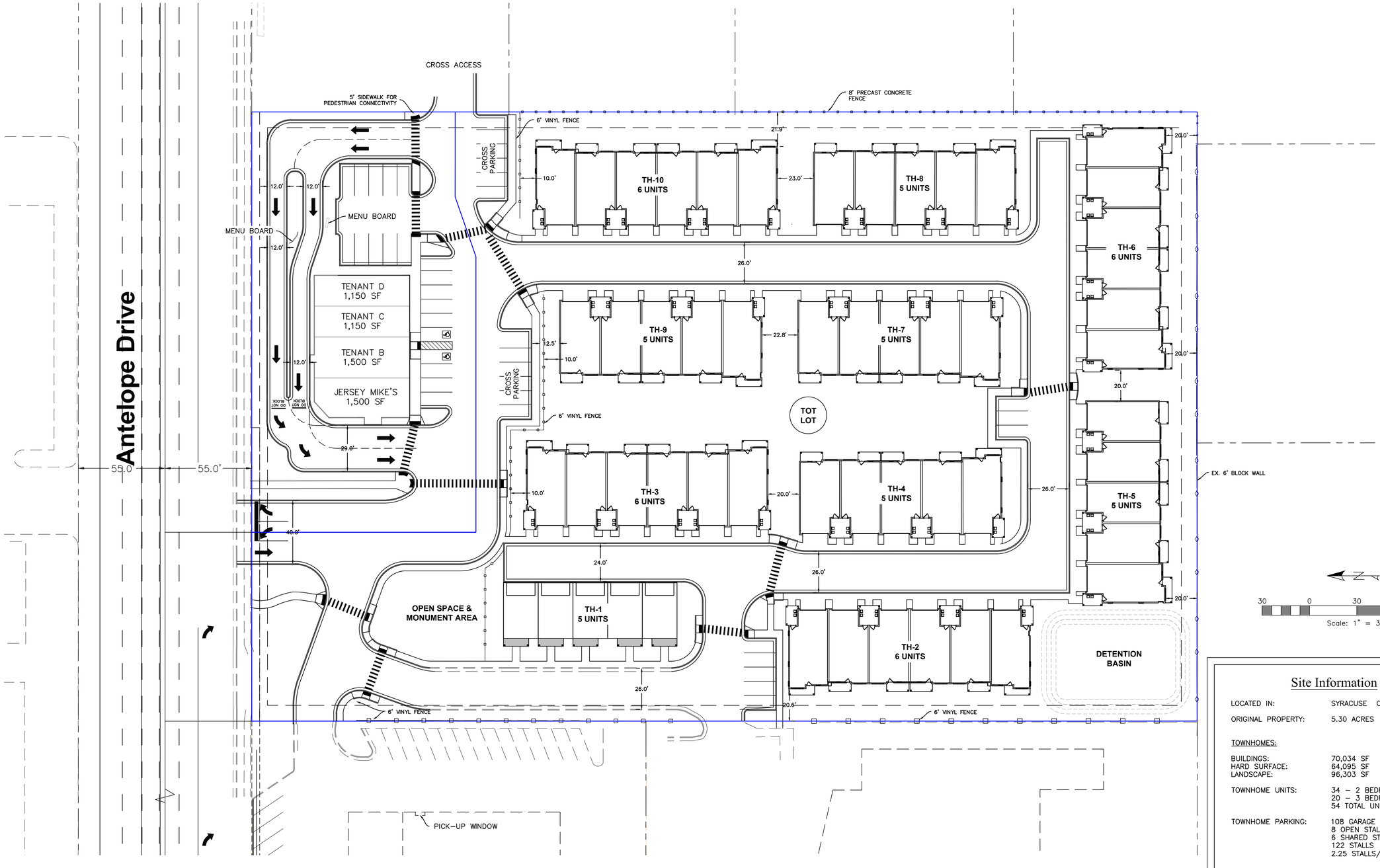
APPROVED THIS_____ DAY OF_____ A.D., 20 ___
BY THE SYRACUSE CITY COUNCIL.

CITY RECORDER

EXHIBIT B

Development Plan

NOTES:
1. ALL SITE WORK IN THE PUBLIC RIGHT OF WAY SHALL COMPLY WITH SYRACUSE CITY STANDARDS..
2. ALL ADA RAMPS SHALL BE EQUIPPED WITHI TRUNCATED DOMES AND MEET ADA STANDARD AND SPECIFICATIONS.



30 0 30 60 90
Scale: 1" = 30'

Site Information

LOCATED IN:	SYRACUSE CITY, DAVIS COUNTY
ORIGINAL PROPERTY:	5.30 ACRES
TOWNHOMES:	
BUILDINGS:	70,034 SF 32.7%
HARD SURFACE:	64,095 SF 27.8%
LANDSCAPE:	96,303 SF 41.5%
TOWNHOME UNITS:	34 – 2 BEDROOM UNITS 20 – 3 BEDROOM UNITS 54 TOTAL UNITS
TOWNHOME PARKING:	108 GARAGE STALLS 8 OPEN STALLS 6 SHARED STALLS 122 STALLS 2.25 STALLS/UNIT
COMMERCIAL:	
BUILDING:	5,300 SF 1,650 DINING AREA 2,300 RETAIL/OFFICE
PARKING:	32 STALLS PROVIDED 28 STALLS REQ'D

Developer Contact:
Spencer Wright
Wright Development Group
1178 W. Legacy Crossing Blvd Ste 100
Centerville Utah 84014
PH: (801) 773-7339

HUNT ENGINEERING, LLC
ENGINEERING, LLC
6619 Willow Creek Rd
Mountain Green, UT 84050
C. 801.664.4724
thomas.hunt@hunt-engineering.com

Briggs Property
817 W 1700 South
Syracuse, UT

Site Plan

Revisions	Date

ENGINEERS STAMP
PROFESSIONAL ENGINEER
10854988
THOMAS J. HUNT
STATE OF UTAH

PROJECT INFO.
Engineer: T. HUNT
Drafter: T. HUNT
Start Date: 3/11/2021
Name: Briggs Property

SHEET 4 of 11 SHEETS

CROSS ACCESS

5' SIDEWALK FOR PEDESTRIAN CONNECTIVITY

8' PRECAST CONCRETE FENCE

6' VINYL FENCE

CROSS PARKING

MENU BOARD

MENU BOARD

TENANT D
1,150 SF

TENANT C
1,150 SF

TENANT B
1,500 SF

JERSEY MIKE'S
1,500 SF

TH-10
6 UNITS

TH-8
5 UNITS

TH-6
6 UNITS

TH-9
5 UNITS

TH-7
5 UNITS

TOT LOT

TH-3
6 UNITS

TH-4
5 UNITS

TH-5
5 UNITS

TH-1
5 UNITS

TH-2
6 UNITS

OPEN SPACE & MONUMENT AREA

DETENTION BASIN

EX. 6' BLOCK WALL

PICK-UP WINDOW

Antelope Drive

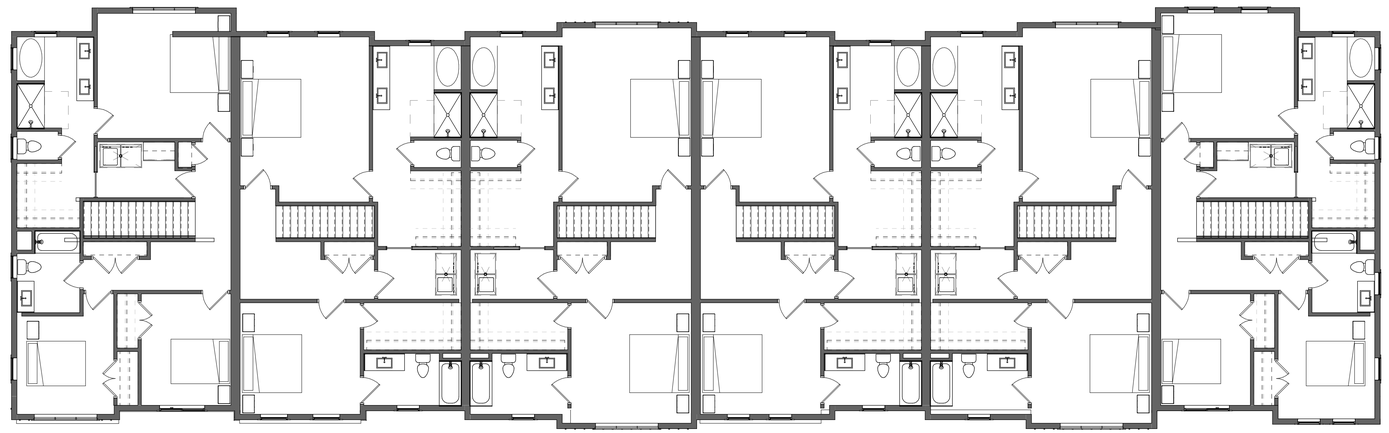
CONCEPTUAL LANDSCAPE PLAN

BRIGGS NORTH DEVELOPMENT

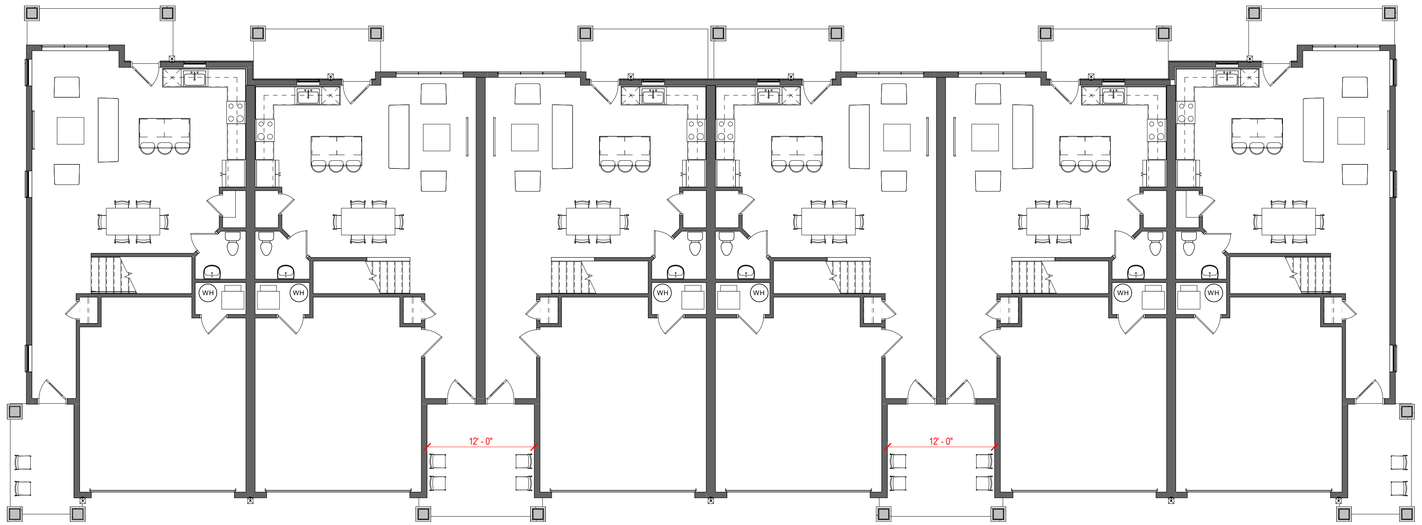
WRIGHT DEVELOPMENT GROUP

EXHIBIT C

Architectural Theme and Elevations



2 LEVEL 2 - 6-PLEX
1/8" = 1'-0"



1 LEVEL 1 - 6-PLEX
1/8" = 1'-0"

WRIGHT DEVELOPMENT GROUP

BRIGGS TOWNHOMES | SYRACUSE, UT

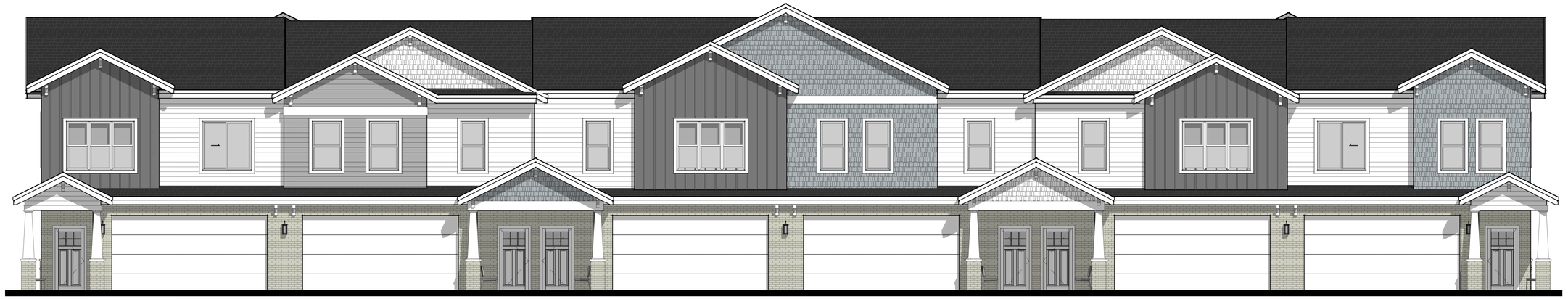
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6-PLEX PLANS | 1

SYRACUSE, UT

JULY 7, 2021

EAG
ENVISION ARCHITECTURAL GROUP



OVERALL: 1741 SF
BRICK: 541 SF (31%)

*ALL SIDING SHOWN TO BE FIBER CEMENT. BOARD & BATTEN, LAP SIDING, SHAKE

1 6-PLEX FRONT ELEVATION
3/16" = 1'-0"



OVERALL: 2231 SF
BRICK: 678 SF (30%)

*ALL SIDING SHOWN TO BE FIBER CEMENT. BOARD & BATTEN, LAP SIDING, SHAKE

2 6-PLEX REAR ELEVATION
3/16" = 1'-0"



OVERALL: 813 SF
BRICK: 467 SF (57%)

*ALL SIDING SHOWN TO BE FIBER CEMENT. BOARD & BATTEN, LAP SIDING, SHAKE

3 6-PLEX LEFT ELEVATION
3/16" = 1'-0"



OVERALL: 813 SF
BRICK: 467 SF (57%)

*ALL SIDING SHOWN TO BE FIBER CEMENT. BOARD & BATTEN, LAP SIDING, SHAKE

4 6-PLEX RIGHT ELEVATION
3/16" = 1'-0"

WRIGHT DEVELOPMENT GROUP

BRIGGS TOWNHOMES | SYRACUSE, UT

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ENVISION ARCHITECTURAL GROUP



1 FRONT PERSPECTIVE



2 REAR PERSPECTIVE

WRIGHT DEVELOPMENT GROUP

BRIGGS TOWNHOMES | SYRACUSE, UT

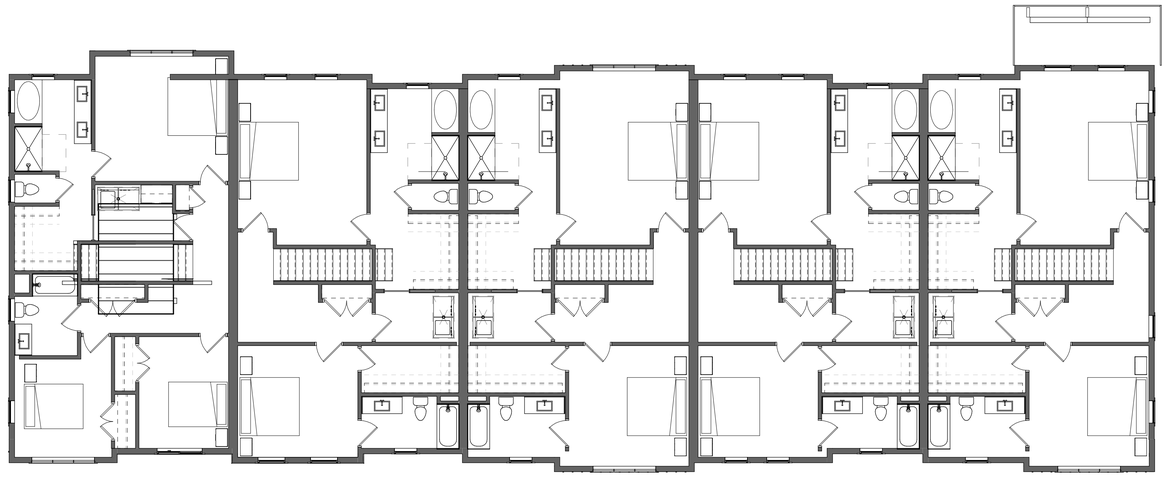
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6-PLEX PERSPECTIVE | 3

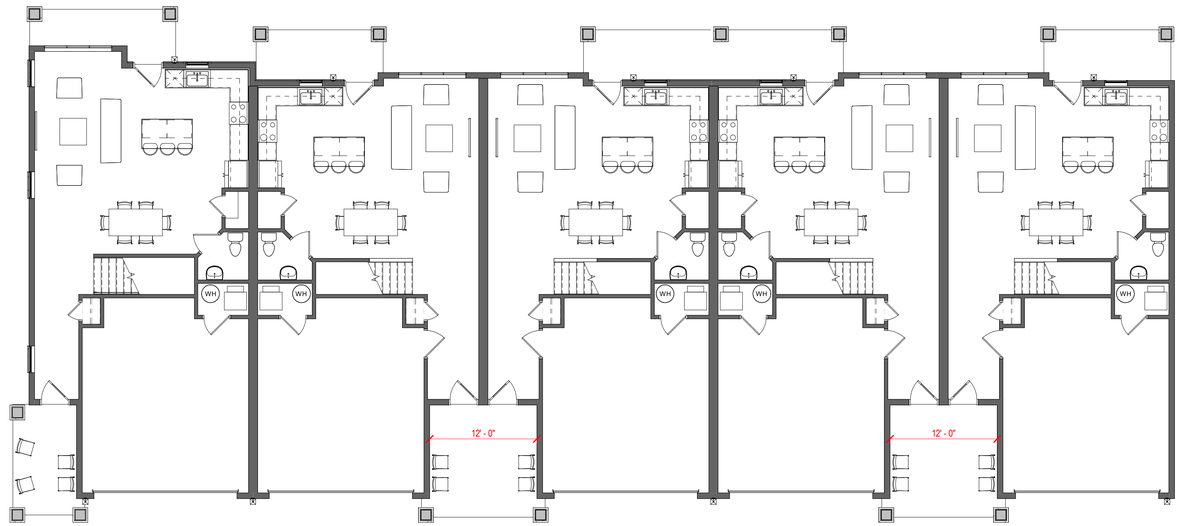
SYRACUSE, UT

JULY 7, 2021

EAG ENVISION ARCHITECTURAL GROUP



2 LEVEL 2 - 5-PLEX
1/8" = 1'-0"



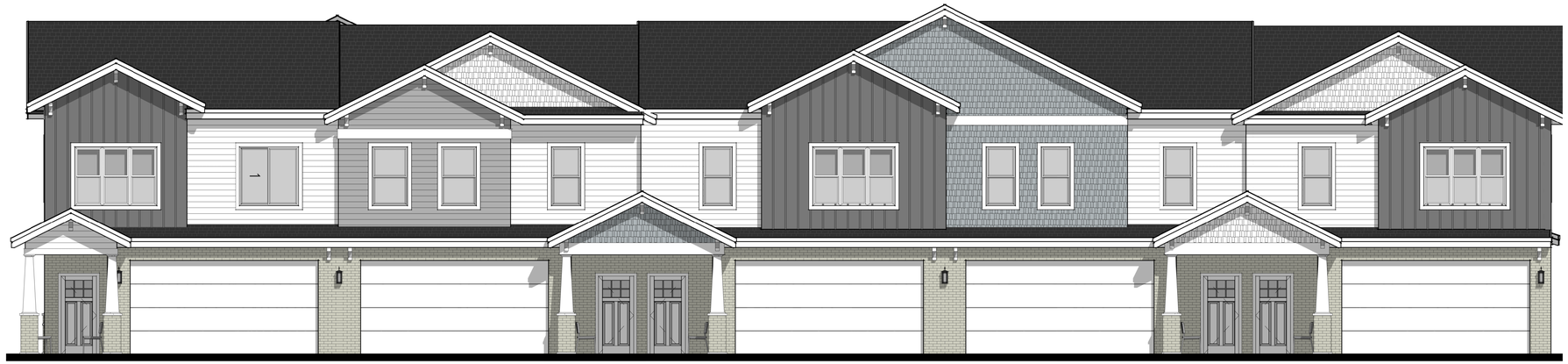
1 LEVEL 1 - 5-PLEX
1/8" = 1'-0"

WRIGHT DEVELOPMENT GROUP

BRIGGS TOWNHOMES | SYRACUSE, UT

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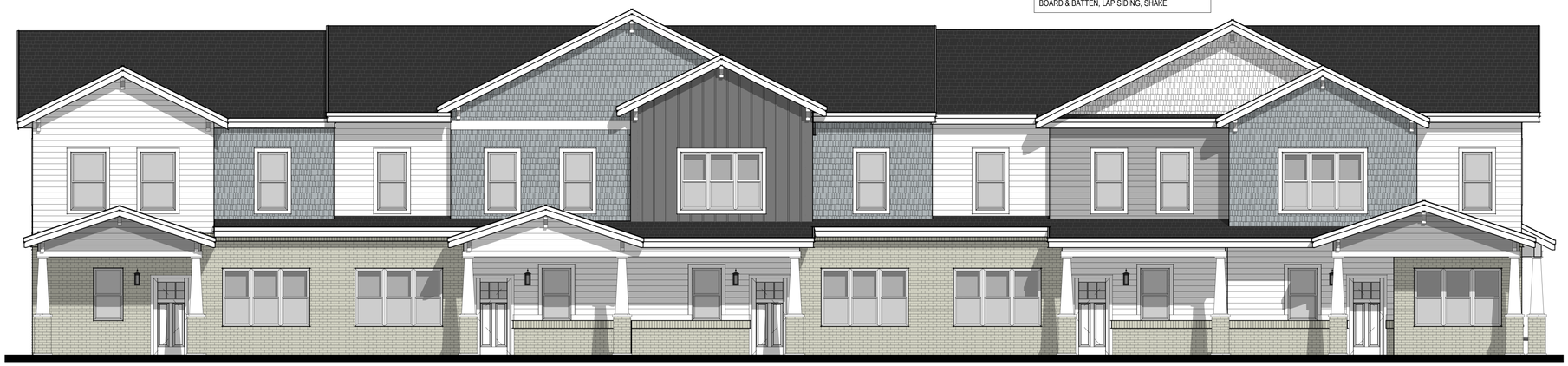
ENVISION ARCHITECTURAL GROUP



OVERALL: 1461 SF
BRICK: 435 SF (30%)

*ALL SIDING SHOWN TO BE FIBER CEMENT.
BOARD & BATTEN, LAP SIDING, SHAKE

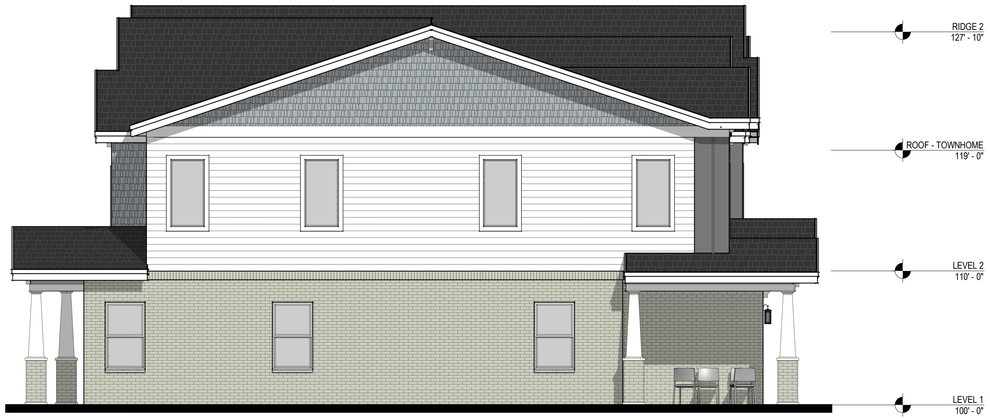
1 5-PLEX FRONT ELEVATION
3/16" = 1'-0"



OVERALL: 1901 SF
BRICK: 666 SF (35%)

*ALL SIDING SHOWN TO BE FIBER CEMENT.
BOARD & BATTEN, LAP SIDING, SHAKE

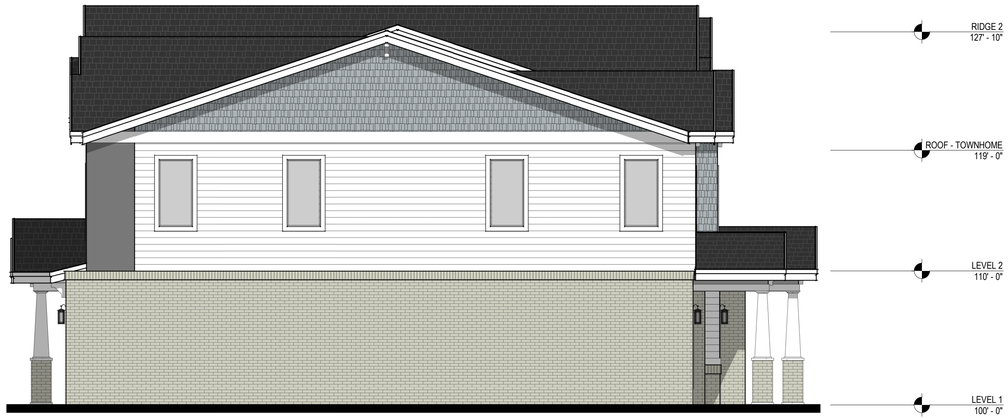
2 5-PLEX REAR ELEVATION
3/16" = 1'-0"



OVERALL: 813 SF
BRICK: 467 SF (57%)

*ALL SIDING SHOWN TO BE FIBER CEMENT.
BOARD & BATTEN, LAP SIDING, SHAKE

3 5-PLEX LEFT ELEVATION
3/16" = 1'-0"



OVERALL: 869 SF
BRICK: 512 SF (59%)

*ALL SIDING SHOWN TO BE FIBER CEMENT.
BOARD & BATTEN, LAP SIDING, SHAKE

4 5-PLEX RIGHT ELEVATION
3/16" = 1'-0"

WRIGHT DEVELOPMENT GROUP

BRIGGS TOWNHOMES | SYRACUSE, UT

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5-PLEX ELEVATIONS | 5

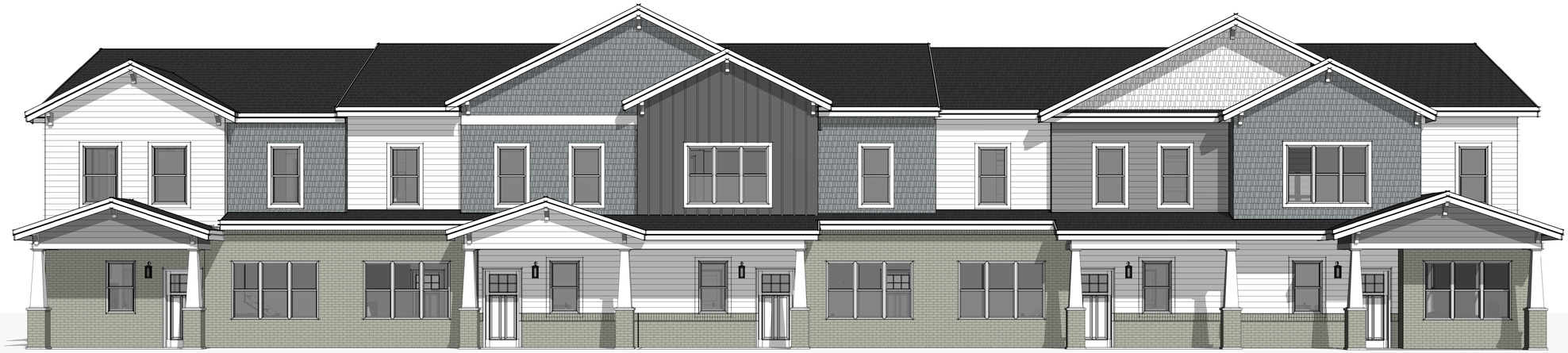
SYRACUSE, UT

JULY 7, 2021

ENVISION ARCHITECTURAL GROUP



1 FRONT PERSPECTIVE



2 REAR PERSPECTIVE

WRIGHT DEVELOPMENT GROUP

BRIGGS TOWNHOMES | SYRACUSE, UT

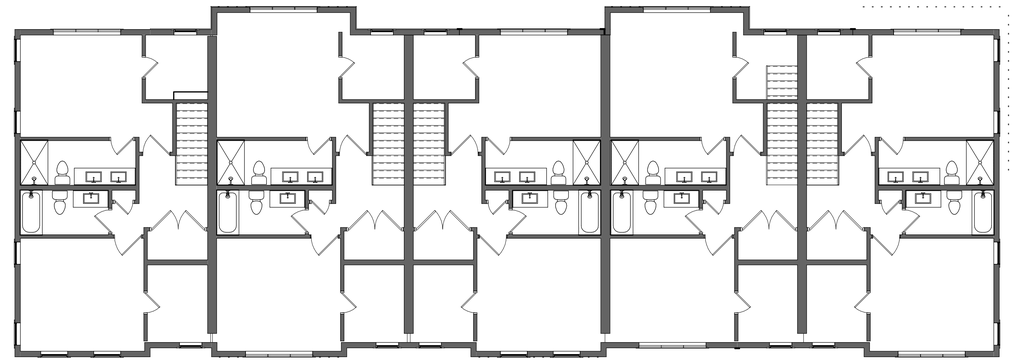
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5-PLEX PERSPECTIVE | 6

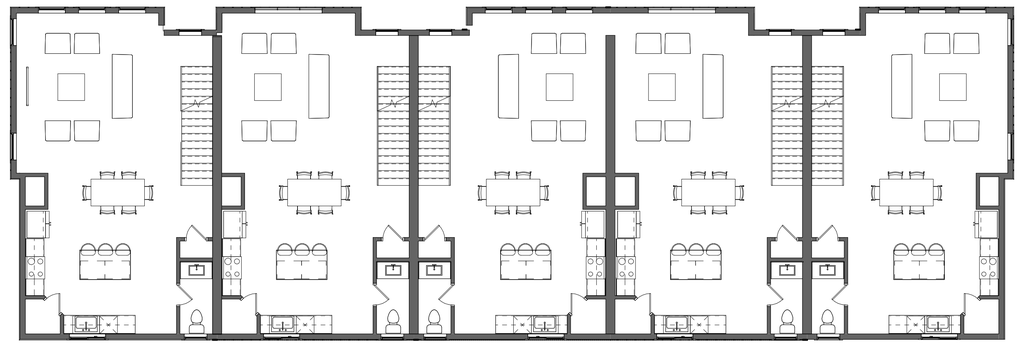
SYRACUSE, UT

JULY 7, 2021

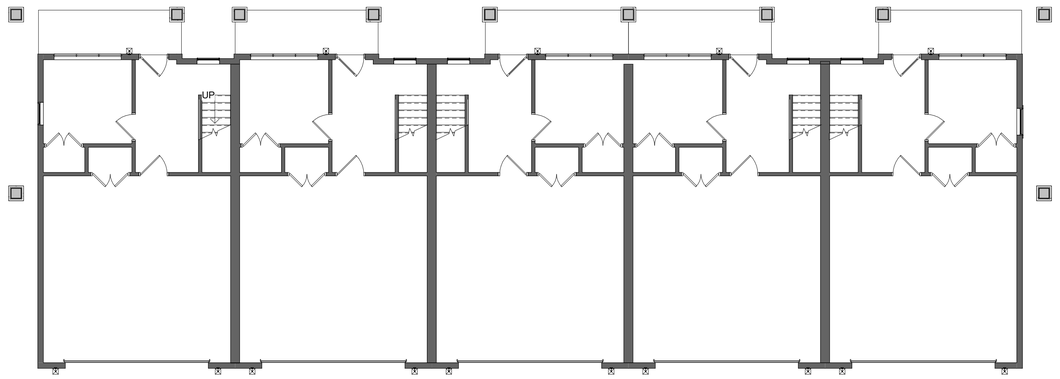
EAG ENVISION ARCHITECTURAL GROUP



3 LEVEL 3 - 3 STORY 5-PLEX
1/8" = 1'-0"



2 LEVEL 2 - 3 STORY 5-PLEX
1/8" = 1'-0"



1 LEVEL 1 - 3 STORY 5-PLEX
1/8" = 1'-0"

WRIGHT DEVELOPMENT GROUP

BRIGGS TOWNHOMES | SYRACUSE, UT

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ENVISION ARCHITECTURAL GROUP



OVERALL:	964 SF
BRICK:	340 SF (35%)

*ALL SIDING SHOWN TO BE FIBER CEMENT.
BOARD & BATTEN, LAP SIDING, SHAKE

3 TH-3 RIGHT ELEVATION
3/16" = 1'-0"



OVERALL:	2293 SF
BRICK:	719 SF (31%)

*ALL SIDING SHOWN TO BE FIBER CEMENT.
BOARD & BATTEN, LAP SIDING, SHAKE

1 TH-3 FRONT ELEVATION
3/16" = 1'-0"



OVERALL:	964 SF
BRICK:	340 SF (35%)

*ALL SIDING SHOWN TO BE FIBER CEMENT.
BOARD & BATTEN, LAP SIDING, SHAKE

4 TH-3 LEFT ELEVATION
3/16" = 1'-0"



OVERALL:	2170 SF
BRICK:	645 SF (30%)

*ALL SIDING SHOWN TO BE FIBER CEMENT.
BOARD & BATTEN, LAP SIDING, SHAKE

2 TH-3 REAR ELEVATION
3/16" = 1'-0"

WRIGHT DEVELOPMENT GROUP

BRIGGS TOWNHOMES | SYRACUSE, UT

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3 STORY 5-PLEX ELEVATIONS | 8

SYRACUSE, UT

JULY 7, 2021

ENVISION ARCHITECTURAL GROUP



1 FRONT PERSPECTIVE (3-STORY)



2 REAR PERSPECTIVE (3-STORY)

WRIGHT DEVELOPMENT GROUP

BRIGGS TOWNHOMES | SYRACUSE, UT

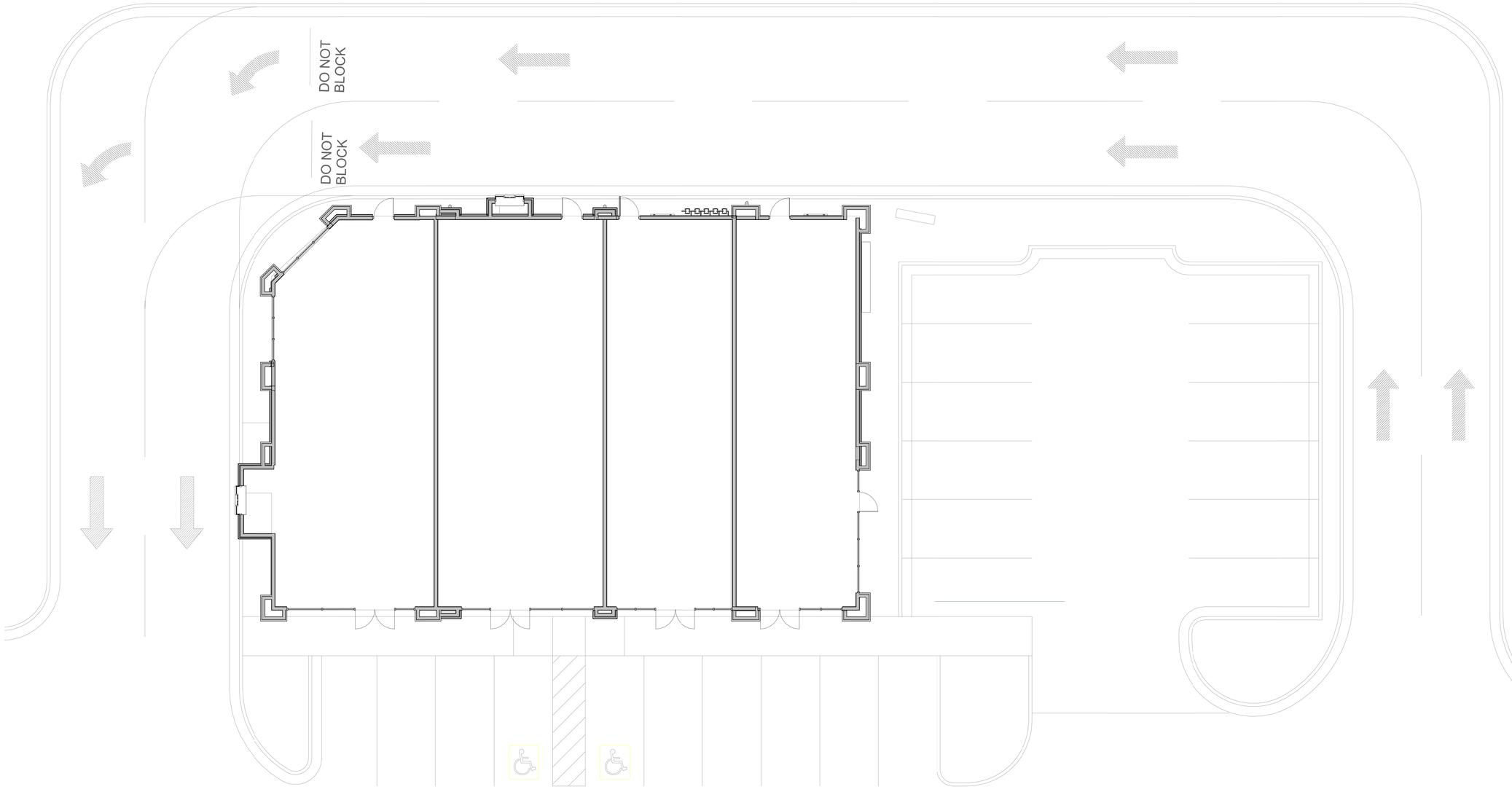
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3-STORY 5-PLEX PERSPECTIVE | 9

SYRACUSE, UT

JULY 7, 2021

ENVISION ARCHITECTURAL GROUP



1 A0.00 SITE PLAN
1/8" = 1'-0"

A0.00
SITE PLAN
BRIGGS RETAIL PAD

MAY 19, 2021

JZW ARCHITECTS

© Copyright 2020 JZW Architects

135 E. CENTER STREET, NORTH SALT LAKE, UTAH 84054 | 849 W. HILL FIELD RD. STE. 201 LAYTON, UT 84041 | 150 N. MAIN STREET STE. 101 HEBER CITY, UT 84032 | (801) 936-1343



BRIGGS RETAIL PAD RIGHT ELEVATION

1 A2.10

1/4" = 1'-0"



BRIGGS RETAIL PAD FRONT ELEVATION

2 A2.10

1/4" = 1'-0"

A2.10

ELEVATIONS

BRIGGS RETAIL PAD

MAY 19, 2021

JZW ARCHITECTS

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135 E. CENTER STREET, NORTH SALT LAKE, UTAH 84054 | 849 W. HILL FIELD RD. STE. 201 LAYTON, UT 84041 | 150 N. MAIN STREET STE. 101 HEBER CITY, UT 84032 | (801) 936-1343



1
A2.20

BRIGGS RETAIL PAD LEFT
ELEVATION

1/4" = 1'-0"



2
A2.20

BRIGGS RETAIL PAD REAR
ELEVATION

1/4" = 1'-0"

A2.20

ELEVATIONS

BRIGGS RETAIL PAD

MAY 19, 2021

JZW ARCHITECTS

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135 E. CENTER STREET, NORTH SALT LAKE, UTAH 84054 | 849 W. HILL FIELD RD. STE. 201 LAYTON, UT 84041 | 150 N. MAIN STREET STE. 101 HEBER CITY, UT 84032 | (801) 936-1343



1
A2.50 PRIGGS RETAIL PAD CORNER

A2.50

PERSPECTIVE

BRIGGS RETAIL PAD

MAY 19, 2021

JZW ARCHITECTS

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135 E. CENTER STREET, NORTH SALT LAKE, UTAH 84054 | 849 W. HILL FIELD RD. STE. 201 LAYTON, UT 84041 | 150 N. MAIN STREET STE. 101 HEBER CITY, UT 84032 | (801) 936-1343

ORDINANCE NO. 2021-21

AN ORDINANCE AMENDING THE SYRACUSE CITY ZONING MAP RELATED TO PROPERTY LOCATED AT 817 WEST 1700 SOUTH.

WHEREAS, the City Council has the authority, pursuant to state law, to establish zoning designations for the health, welfare, comfort and safety of is residents and those visiting the City; and

WHEREAS, the owner of property at 817 West 1700 South, Davis County Parcel ID # 12-883-0002, has requested that the zoning for the property be changed from A-1 (Agricultural) to Mixed Use Development (MXD) and General Commercial (GC); and

WHEREAS, a development agreement governing the development of the entire parcel, has been presented to the Council for consideration; and

WHEREAS, the Planning Commission conducted a public hearing on the issue and recommended the zone change; and

WHEREAS, the Council finds that the amendment is consistent with the general plan map and advances the interests of the community; and

WHEREAS, the Council finds that the development agreement provides sufficient assurances to the City that what has been presented to the Council will be built in the new development,

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

Section 1. **Amendment.** The zoning designation for the property located at 817 West 1700 South is changed from A-1 to MXD and GC, as shown on a map attached in Exhibit A.

Section 2. **Development Agreement.** The Mayor is authorized to execute the development agreement, attached to this Ordinance as Exhibit B.

Section 3. **Severability.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 4. **Effective Date.** This Ordinance shall become effective immediately after publication or posting.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 10th DAY OF AUGUST, 2021.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, MMC
City Recorder

Mayor Mike Gailey

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Bingham	____	_____
Councilmember Bolduc	____	_____
Councilmember Maughan	____	_____
Councilmember Savage	____	_____
Councilmember Teague	____	_____

Exhibit A

COUNCIL AGENDA

August 10, 2021

LEGISLATIVE ITEM

Agenda Item #**9** **Potential Amendment of Holt D.A.**

Factual Summation

Please review the following information. Any questions regarding this agenda item may be directed to Noah Steele, Community and Economic Development Director.

Location:	Approx. 1225 W Antelope Drive
Acreage:	1.145 ac
Current Zoning:	Mixed Use Development (MXD)
Proposed Use:	Office Condos

Summary

The Holt Garden Homes development was approved by the city in 2020 and it's corresponding development agreement was signed in October of 2020. The development consists of 309 apartment units and 43 townhomes. The required commercial component of the project is located on the northeast corner of the property and is proposed to be 16,800 sf. The commercial portion of the development has undergone site plan review with the Planning Commission but was denied because the proposed architecture for both buildings was not two stories as required by ordinance. The Planning Commission reviewed the potential of amending the .mxd ordinance to allow for the proposed design but decided that was not recommended. The applicant then petitioned the City Council to amend the development agreement asking for an exception to the architectural requirements which was met with a favorable outlook. Council found the proposed development to be attractive even though it did not meet all of the architectural requirements. Anytime a development agreement approves an exception to the ordinance, it must be routed through the same process as an ordinance amendment, which includes holding a public hearing, recieving recommendation from Planning Commission, and final approval by City Council.

Recommendation

Planning Commission is recommending approval of this item with a 5-0 vote following a public hearing where no comments were recieved.

FIRST AMENDMENT TO
DEVELOPMENT AGREEMENT FOR THE HOLT GARDEN HOMES PROJECT, DAVIS COUNTY, UTAH

This Amendment to the Development Agreement ("Agreement") dated October 20, 2020, by and between **WDG KHC SYRACUSE, LLC,** a Utah limited liability company (the "Developer"), and **SYRACUSE CITY**, a municipality and political subdivision of the State of Utah (the "City"), is made and entered into as of this _____day of _____, 2021.

A. The Parties agree that certain proposed design elements for the commercial component of the project, which do not meet the requirements of the MXD zone, are desirable based upon the layout, specific geographic considerations, market conditions and design of the project.

B. The City Council, consistent with Utah Code Ann. § 10-9a-532(2)(a)(iii), has submitted this amendment for planning commission review and public hearing, and has followed the same procedure for enacting a land use regulation.

C. The Parties agree to the following amendments:

Section 5.5.2 shall be incorporated into the Development Agreement:

5.5.2 Architecture of Commercial Buildings. Notwithstanding contrary provisions in Chapter 10.92, the elevations for commercial buildings attached as Exhibit D, which is incorporated into this Agreement by reference, are acceptable and shall be deemed compliant with architectural standards for purposes of site plan review. Nothing in this subsection shall excuse compliance with adopted building codes under the laws of Utah, in any respect.

Exhibit B replacement:

The Development Plan attached to this Amendment as Exhibit B (New) shall replace Exhibit B in the Development Agreement as Exhibit B.

Exhibit D shall be incorporated into the Development Agreement:

The elevations provided in this Amendment shall be incorporated into the Development Agreement as Exhibit D.

(Signatures appear on following pages)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first written above.

WDG KHC SYRACUSE, LLC
A Utah limited liability company

By: _____

Title: _____

_____ _____
Signature Date

STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

On this _____ day of _____, 2021, personally appeared before me _____, the authorized signer of **WDG KHC SYRACUSE, LLC,** a Utah limited liability company, whose identity is personally known to me, or proven on the basis of satisfactory evidence, to be the person who executed the Development Agreement on behalf of said company and who duly acknowledged to me that he/she executed the same for the purposes therein stated.

_____
Notary Public

SYRACUSE CITY

By _____
Michael Gailey, Mayor

Attest:

_____
Cassie Z. Brown, MMC
City Recorder

STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

On this _____ day of _____, 2021, personally appeared before me Michael Gailey, the authorized signer of Syracuse City, whose identity is personally known to me, to be the person who executed the Development Agreement on behalf of Syracuse City, and who duly acknowledged to me that he executed the same for the purposes therein stated.

_____
Notary Public

Approved as to Form:

_____
Paul H. Roberts
City Attorney

EXHIBIT B (NEW)
Development Plan

NOTES:
1. ALL SITE WORK IN THE PUBLIC RIGHT OF WAY SHALL COMPLY WITH SYRACUSE CITY STANDARDS..
2. ALL ADA RAMPS SHALL BE EQUIPPED WITHI TRUNCATED DOMES AND MEET ADA STANDARD AND SPECIFICATIONS.
3. BOTH THE APARTMENTS AND TOWNHOMES ARE PLANNED TO BE BUILT AT THE SAME TIME. THE CONSTRUCTION WILL COMMENCE WITH THE APARTMENT COMPLEXES AND ROLL INTO THE TOWNHOMES.
4. STAMPED CONCRETE IS TO BE APPLIED TO ALL PORCHES.
5. REFER TO LANDSCAPE PLANS FOR PLAYGROUND EQUIPMENT.

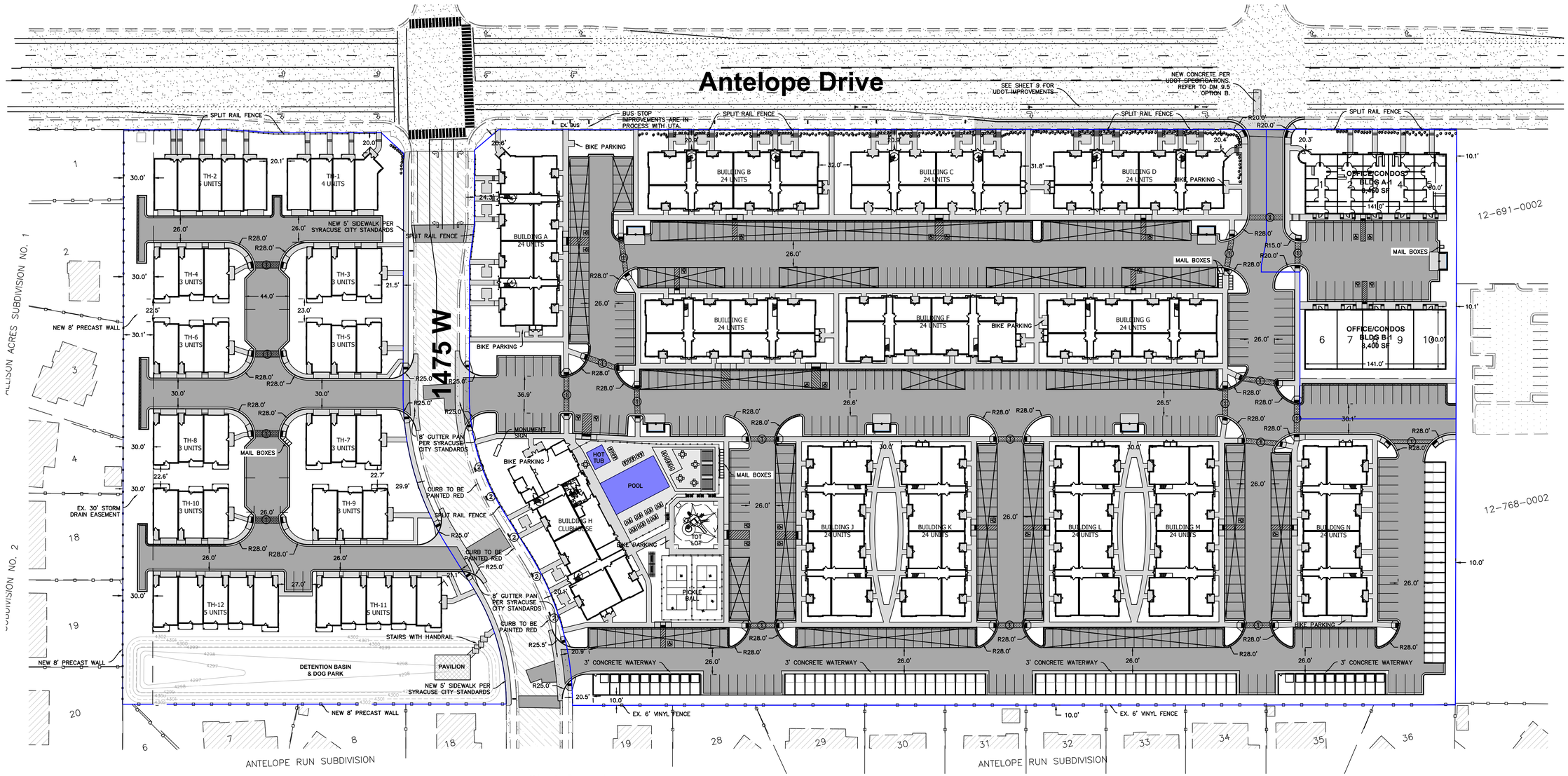
① COLORED/STAMPED ASPHALT
② "NO PARKING FIRE LANE" SIGN
③ SEE BIKE PARKING THEME/LOGO ON SHEET 10.1. THESE ARE TO BE LOCATED AT ALL BIKE PARKING LOCATIONS.
④ PATIOS FOR THE APARTMENT BUILDINGS THAT FRONT ANTELOPE DRIVE AND 1475 SHALL HAVE STAMPED CONCRETE.

PHASING NOTES:
THE PROJECT WILL START WITH BUILDING H (CLUBHOUSE) WHILE VERTICAL CONSTRUCTION OF SURROUNDING APARTMENTS AND TOWNHOMES WILL COMMENCE SHORTLY THEREAFTER AND MOVE OUTWARD FROM THERE.

N

50 0 50 100 150

Scale: 1" = 50'



Site Information

LOCATED IN:	SYRACUSE CITY, DAVIS COUNTY	COMMERCIAL - 1.145 ACRES		APARTMENTS		TOWNHOMES		AMENITIES	APARTMENT UNITS:		
ORIGINAL PROPERTY	16.56 ACRES	36 SF / 1,000 RESIDENTIAL REQUIRED		APARTMENT UNITS	308	TOWNHOME UNITS	43	- CLUBHOUSE	1 BEDROOM UNIT:	840 SF	156 UNITS
		(402,539 SF RESIDENTIAL SF / 1,000) * 36 SF = 14,491 SF REQ'D		OPEN PARKING STALLS	182	GARAGE PARKING STALLS	86	- GYM	2 BEDROOM UNIT:	1,150 SF	112 UNITS
TOTAL UNITS	351	COMMERCIAL PROVIDED = 16,800 SF		CARPORT STALLS	326	VISITOR PARKING STALLS	19	- 2 PICKLEBALL COURTS	3 BEDROOM UNIT:	1,475 SF	41 UNITS
OVERALL DENSITY	21.19 UNITS/ACRE			GARAGE PARKING STALLS	80			- TOT LOT			
		COMMERCIAL PARKING	43	CROSS/SHARED PARKING	43	TOTAL PARKING STALLS	105	- OPEN GREEN SPACES	TOWNHOME UNITS:		
OVERALL PARKING DENSITY	2.12 STALLS/UNIT	COMMERCIAL REQ'D	42			TOWNHOME PARKING DENSITY	2.44 STALLS/UNIT	- DOG PARK	2 BEDROOM UNIT:	1,610 SF	19 UNITS
		(2.5 STALLS/1,000 SF)		TOTAL PARKING STALLS	631			- PAVILION	3 BEDROOM UNIT:	1,730 SF	24 UNITS
BUILDING AREA:	190,003 SF - 26.3%			APARTMENT PARKING DENSITY	2.05 STALLS/UNIT	BUILDING AREA:	61,640 SF				
HARD SUFACE AREA:	345,305 SF - 47.9%	BUILDING AREA:	8,400 SF 16.8%			HARD SUFACE AREA:	33,394 SF				
LANDSCAPE AREA:	186,008 SF - 25.8%	HARD SUFACE AREA:	29,260 SF 58.2%	BUILDING AREA:	119,990 SF	LANDSCAPE AREA:	79,342 SF	= CARPORTS			
		LANDSCAPE AREA:	12,220 SF 25.0%	HARD SUFACE AREA:	278,307 SF			= COMMERCIAL			
				LANDSCAPE AREA:	93,084 SF						

HUNT ENGINEERING, LLC
HUNT ENGINEERING, LLC
6619 Willow Creek Rd
Mountain Green, UT 84050
C. 801.664.4724
thomas.hunt@hunt-engineering.com

Holt
1283 West Antelope Dr
Syracuse, UT

Proposed Site Plan

Revisions	Date

ENGINEERS STAMP
PROFESSIONAL ENGINEER
10854988
THOMAS J. HUNT
05/07/2021
STATE OF UTAH

PROJECT INFO.
Engineer: T. HUNT
Drafter: T. HUNT
Start Date: 6/20/2020
Name: Holt

SHEET 4 OF 12 SHEETS

EXHIBIT D

Elevations of Commercial Buildings
Holt Garden Homes Project

SAA
SANDERS ASSOCIATES ARCHITECTS
www.sandersarch.com

NORTH BUILDING
NORTH ELEVATION



north ELEVATION
3/16" = 1'-0"

SYRACUSE OFFICES
HUGHES HOLDINGS LLC,
03.18.2021

SAA
SANDERS ASSOCIATES ARCHITECTS
www.sandersarch.com

NORTH BUILDING
EAST & WEST ELEVATIONS



east ELEVATION
3/16" = 1'-0"

west ELEVATION
3/16" = 1'-0"

SYRACUSE OFFICES
HUGHES HOLDINGS LLC,
03.18.2021

SAA
SANDERS ASSOCIATES ARCHITECTS
www.sandersarch.com

NORTH BUILDING
SOUTH ELEVATION



south ELEVATION
3/16" = 1'-0"

SYRACUSE OFFICES
HUGHES HOLDINGS LLC,
03.18.2021

SAA
SANDERS ASSOCIATES ARCHITECTS
www.sandersarch.com



north ELEVATION (south building)
3/16" = 1'-0"

BUILDING MATERIAL AREAS - south

GLASS - 385.5 SF
SIDING - 1,449.5 SF
BRICK - 274 SF
METAL FASCIA - 201 SF

HOLT OFFICE BUILDINGS

SYRACUSE, UTAH - HUGHES HOLDINGS LLC,
06.25.2021

SAA
SANDERS ASSOCIATES ARCHITECTS
www.sandersarch.com

SOUTH BUILDING
EAST & WEST ELEVATIONS



west ELEVATION
3/16" = 1'-0"

east ELEVATION
3/16" = 1'-0"

SYRACUSE OFFICES
HUGHES HOLDINGS LLC,
02.04.2021

SAA
SANDERS ASSOCIATES ARCHITECTS
www.sandersarch.com

SOUTH BUILDING
SOUTH ELEVATION



south ELEVATION
3/16" = 1'-0"

BUILDING MATERIAL AREAS - south building

GLASS - 185.5 SF
SIDING - 1,449.5 SF
BRICK - 474 SF
METAL FASCIA - 201 SF

HOLT OFFICE BUILDINGS
SYRACUSE, UTAH - HUGHES HOLDINGS LLC,
04.06.2021

SAA
SANDERS ASSOCIATES ARCHITECTS
www.sandersarch.com

*** EXAMPLE FLOOR PLAN ONLY ***

BUILDING SQUARE FOOTAGE CANNOT CHANGE, BUT THE INTERIOR LAYOUTS MAY CHANGE.



main FLOOR PLAN

HOLT OFFICE BUILDINGS

SYRACUSE, UTAH - HUGHES HOLDINGS LLC,
03.24.2021

ORDINANCE NO. 2021-22

AN ORDINANCE AUTHORIZING THE AN AMENDMENT TO THE HOLT GARDEN HOMES PROJECT DEVELOPMENT AGREEMENT.

WHEREAS, the City Council has the authority, pursuant to state law, to establish zoning designations for the health, welfare, comfort and safety of is residents and those visiting the City; and

WHEREAS, the owner of the Holt Garden Homes Project has sought amendments to the development agreement related to the development of the Project's commercial components; and

WHEREAS, a development agreement governing the establishment of Holt Garden Homes Project was previously approved by the Council and executed by the parties on October 20, 2020; and

WHEREAS, state law permits development agreements to override or contradict otherwise applicable land use regulations, under Section 10-9a-532(2) of the Utah Code, so long as the proposed development agreement undergoes the same public process as any other land use regulation; and

WHEREAS, the City has put the development agreement through the land use regulation process, including through the Planning Commission, which conducted a public hearing on the issue and recommended the amendment; and

WHEREAS, the Council finds that the amendment is consistent with its general plan and advances the interests of the community through viable commercial development;

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

Section 1. **Amendment.** The Council authorizes the Mayor to execute the amendment to the Holt Garden Homes Project Development Agreement, as attached in Exhibit A.

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

Section 3. **Effective Date.** This Ordinance shall become effective immediately after publication or posting.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 10th DAY OF AUGUST, 2021.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, MMC
City Recorder

Mayor Mike Gailey

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Bingham	____	_____
Councilmember Bolduc	____	_____
Councilmember Maughan	____	_____
Councilmember Savage	____	_____
Councilmember Teague	____	_____

Exhibit A

COUNCIL AGENDA

August 10, 2021

LEGISLATIVE ITEM

Agenda Item #**10** **'Syracuse West' PRD Rezone**

Factual Summation

Please review the following information. Any questions regarding this agenda item may be directed to Noah Steele, Community and Economic Development Director.

Location:	Approx. 2376 W Antelope Drive
Acreage:	3.56 ac
Current Zoning:	General Commercial
Proposed Zoning:	PRD
Name:	Aspire at Canterbury Park
Units/Acre	9

Summary

Peter Matson with Ovation Homes has applied to rezone approximately 3.56 acres of land located between Canterbury Park and Walmart for a 32 unit townhome project. The City recently approved a general plan amendment to 'High Density Residential' in preparation for the rezone. The PRD zone requires that an increased level of detail be provided with the rezone, including architectural elevations and a development agreement. Each of the units will feature a two car garage and corresponding driveway totaling 4 stalls per unit. The townhomes are proposed to be a maximum of two stories tall. The plans call for a central shared grassy open space and a drive isle connection to the park.

Recommendation

City Council is the land use authority for amendments to the zoning map. Planning Commission's voted 5-0 on July 20, 2021 to recommend conditional approval of this item. Conditions included adding a rail fence between the roundabout and play field for safety.

Process

PC recommendation Zoning/Development Agreement
CC Work Zoning/Development Agreement 
CC Vote Zoning/Development Agreement
Subdivision (optional - not needed if rentals)
Building Permits

Rezone Application

Syracuse City Community Development
1979 West 1900 South, Syracuse, UT 84075
Phone: (801) 825-1477 ext 4 Website: www.syracuseut.com
Fax: (801) 614-9626 Email: planning@syracuseut.com

Updated 7/10/17

Subject Property Information

Property Address or Approximate Coordinate:	Total Acreage of Parcel:
2376 WEST 1700 SOUTH (Antelope Drive)	3.56

Parcel Identification Number (as recorded with Davis County:	Current Zone	Proposed Zone:
12-710-0001 and 12-710-0007	G-C	PRD

Brief Description of Purpose for Rezone and Reasons Supporting the Request

This PRD rezone request is coupled with a preliminary plat application for the development of a 32 unit townhome project called Aspire at Canterbury Park. This is consistent with the recent General Plan amendment from commercial to high density residential.

Subject Property Owner Contact Information

Name(s) of every person or company the applicant represents:
Corporation of the Presiding Bishop of the LDS Church

Mailing Address:	City:	State:	ZIP:
50 East North Temple, 12th Floor	Salt Lake City	Utah	84150

Office Phone:	Cell Phone :	Email:

Applicant Contact Information (if different from Property Owner)

Name (and agent, if any):
CAPITAL REEF MANAGEMENT, LLC (Ovation/Aspire Homes)
Brad Frost - Managing Member
Peter Matson - Project Manager

Mailing Address:	City:	State:	ZIP:
520 N. KAYS DRIVE	KAYSVILLE	Utah	84037

Office Phone:	Cell Phone:	Email:
801-444-3639	801-644-8754 (Peter) 801-564-3898 (Brad)	brad@ovationhomesutah.com peter@ovationhomesutah.com

I hereby certify that the requested Rezone would comply with all required conditions and standards of the Syracuse City Land Use Ordinance, be harmonious with neighboring uses, fit the goals of the community's General Plan, and impose no insatiable demands for public services. I read the Syracuse Land Use Ordinance relative to rezoning and understand that submitting this application does not guarantee approval and is subject to the discretion of the City Land Use Authority and compliance with all requirements of Syracuse City's Municipal Code. I hereby accept responsibility for meeting all requirements outlined herein, including payment of all fees and attending City Land Use Authority meetings as notified by the Community Development Department, and understand that failure to do so may result in postponement of action by said Authority. I also understand that approval shall not relieve me of the responsibility to comply with applicable local and State zoning, health, building, or fire regulations.

Property Owner Signature Date

Craig Spencer 7/8/21
Applicant Signature Date

FOR OFFICE USE ONLY

Date Received and Paid:	Received by:	Receipt #

Payment Type: ☐ Cash ☐ Credit Card ☐ Check#_____

Land Use Authority Date:

City Council Decision and Date:

Application and Noticing Fees:

$425	Application Fee		$ 425
$20	per Public Notice Sign	_____Signs	$_____
$100	Noticing Fees	____	$_____
		Total	$_____

Subdivision Preliminary Plan Application

Syracuse City Community Development
1979 West 1900 South, Syracuse, UT 84075
Phone: (801) 825-1477 ext 4 Website: www.syracuseut.com
Fax: (801) 614-9626 Email: planning@syracuseut.com

Updated 7/10/17

Subdivision Property Information:		
Proposed Subdivision Name: ASPIRE at CANTERBURY PARK	Current Zone: Gen. Commercial PRD (Proposed)	Total Acreage: 3.56
Approximate Address: 2376 WEST 1700 SOUTH (Antelope Drive)	Number of Lots: 32	Concept Review Date: 06/08/21

Applicant\Developer Contact Information:			
Name: CAPITAL REEF MANAGEMENT, LLC (Ovation/Aspire Homes)		Brad Frost - Managing Member Peter Matson - Project Manager	
Address: 520 N. KAYS DRIVE		City: KAYSVILLE	State: UT / ZIP: 84037
Office phone: 801-444-3639	Cell phone: 801-564-3898 (Brad) 801-644-8754 (Peter)	Email: brad@ovationhomesutah.com peter@ovationhomesutah.com	

Engineering Firm Contact Information:			
Company name: ENSIGN ENGINEERING		Engineer: CAM PRESTON	
Address: 919 NORTH 400 WEST		City: LAYTON	State: UT / ZIP: 84041
Office phone: 801-547-1100	Engineer's cell phone: 801-643-0527	Engineer's email: cpreston@ensigneng.com	

NOTE: *Applicant shall furnish the information on this form for purposes of identification and expediting the request in full knowledge that it may become public record pursuant to provisions of the Utah State Government Records Access and Management Act (GRAMA). Use of this information will be only for necessary completion and execution of the requested transaction. If applicant so chooses not to supply any requested information, applicant accepts the additional time in processing or inability to process the application at all. If applicant is an "at-risk government employee" as defined in Utah Code Ann. § 63-2-302.5, please inform a member of the Department staff upon submission of the application. Syracuse City does not currently share any private, controlled, or protected information with any other person or government entity.*

Preliminary Plan Guidelines and Checklist

Concept Review: Concept review must be completed no more than 6 months preceding preliminary application.

Meeting Schedules
Planning Commission- 1st and 3rd Tuesday of each month
City Council- 2nd Tuesday business meeting, 4th Tuesday work session meeting

The Community Development Department shall schedule a public hearing within a reasonable time in light of the complexity of the application, the number of other applications received available staff resources, and applicable public notice requirements. Such notice shall be given in accordance with SCC 10.20.050. The Community Development Director shall, if a complete application is not so submitted in a timely manner, postpone scheduling a public hearing for consideration thereof until complete. Applicant, or qualified representative, shall attend all public meetings held by Planning Commission and City Council regarding the proposed Subdivision

Preliminary Plan Requirements

- ☐ 3 sets @ 22"x34" and 1 set @ 11"x17",
- ☐ PDF copy emailed or submitted on CD

All drawings shall be prepared by a civil engineer licensed to practice in the state of Utah and comply with the requirements of the Syracuse City Municipal Code Title VIII and X. Please visit www.syracuseut.com to view the municipal code.

Required General Information

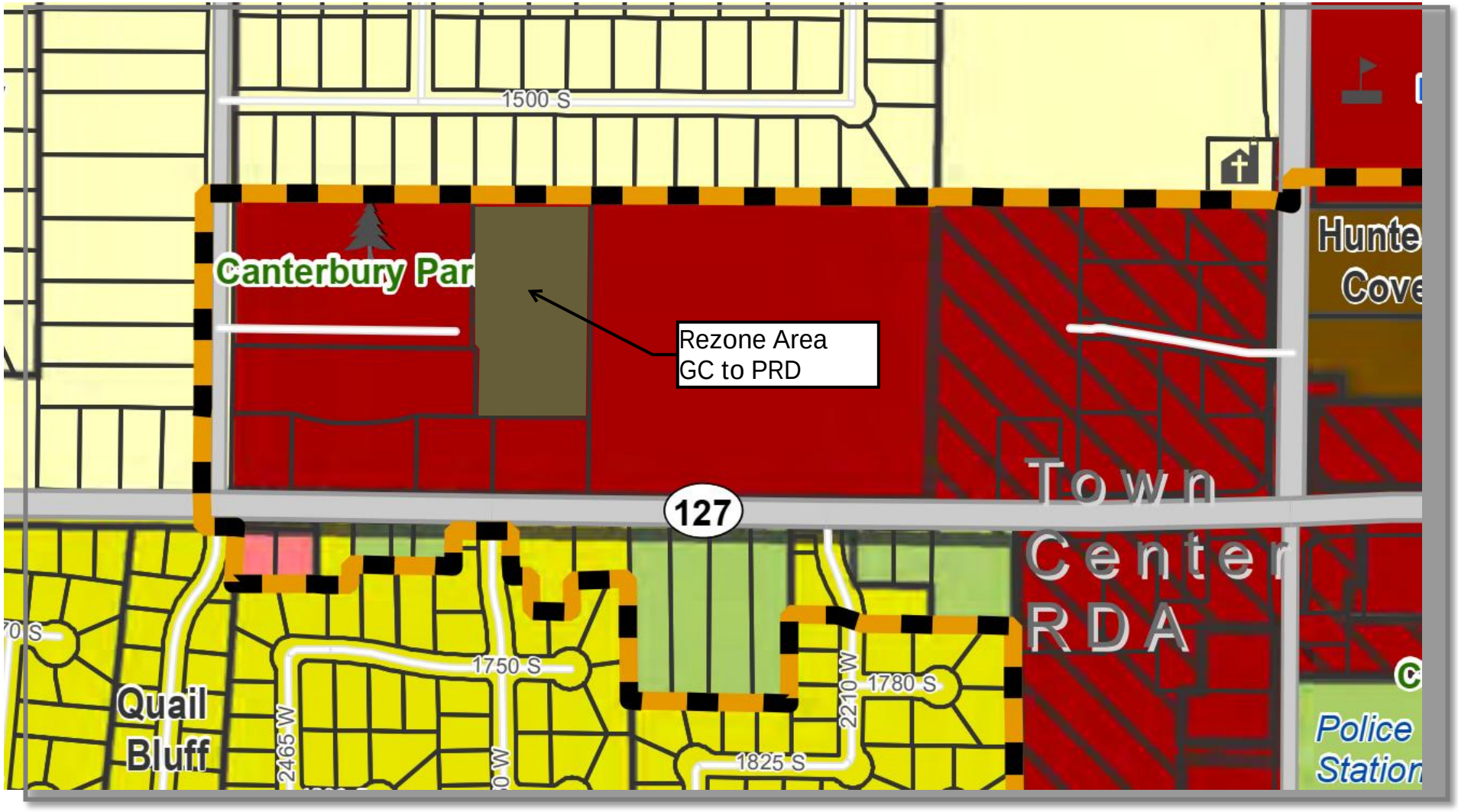
- ☐ The proposed name of the subdivision.
- ☐ The location of the subdivision, including the address of the section, township and range.
- ☐ Date of preparation.
- ☐ The location of the nearest bench mark and monument.
- ☐ The boundary of the proposed subdivision.
- ☐ Legal description of the subdivision and acreage included.
- ☐ Location, width and name of existing streets within 200 feet of the subdivision and of all prior platted streets and other public ways, railroad and utilities rights-of-way, parks and other public open spaces, permanent buildings and

ASPIRE at CANTERBURY PARK

PRD Rezone Area

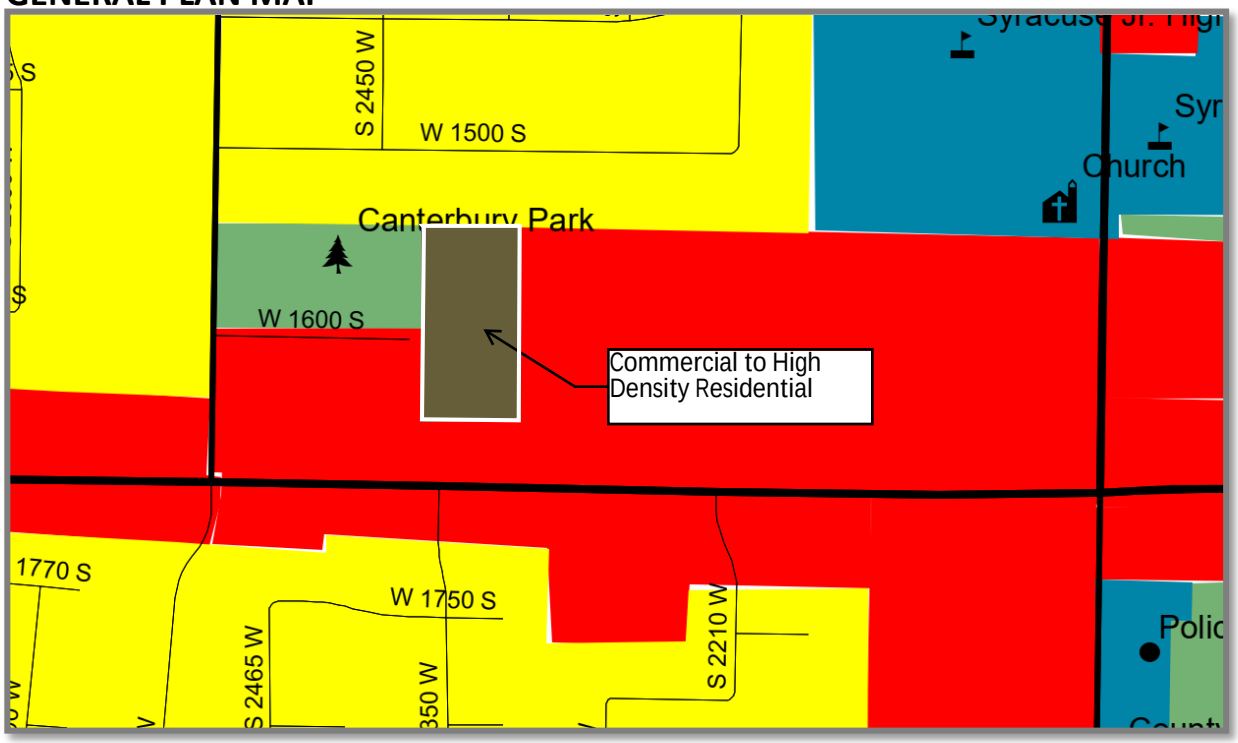


ZONING MAP AMENDMENT PROPOSAL

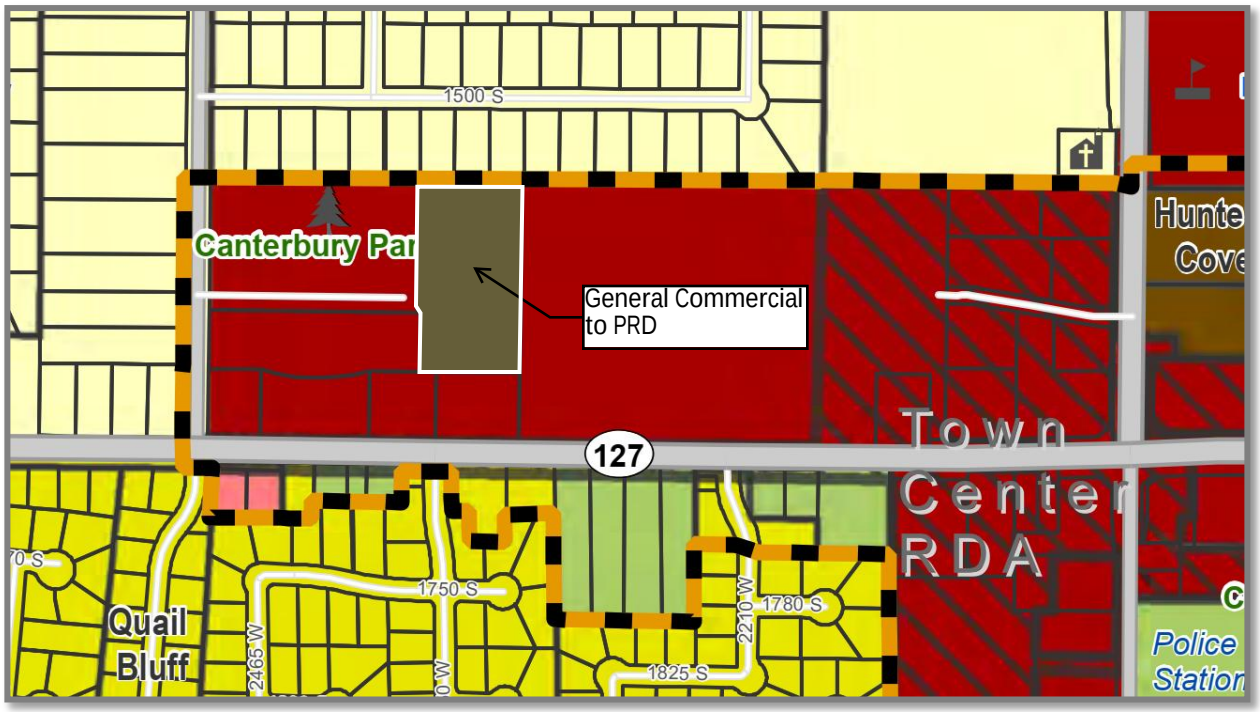


GENERAL PLAN MAP AND ZONING MAP AMENDMENT PROPOSALS

GENERAL PLAN MAP



ZONING MAP



DEVELOPMENT AGREEMENT
FOR ASPIRE AT CANTERBURY PARK PLANNED RESIDENTIAL DEVELOPMENT
LOCATED AT APPROXIMATELY 2376 WEST 1700 SOUTH, SYRACUSE, UTAH

This Development Agreement ("Agreement") is made and entered into as of this _____ day of _____, 2021, by and between **Capital Reef Management, LLC** (the "Developer"), and **Syracuse City**, a municipality and political subdivision of the State of Utah (the "City").

RECITALS:

A. The Developer owns or has under contract approximately three and fifty-six hundredths (3.56) acres of property located at approximately **2376 West 1700 South** in Syracuse, Davis County, Utah (parcel ID number 12-710-0001 and 12-710-0007), as more particularly described in Exhibit A, which is attached hereto and by this reference made a part hereof (the "Property"), proposed to be located in a Planned Residential Development (PRD) Zone, and for which the Developer, through an application initially submitted on **July 8, 2021**, has proposed development (the "Project") and presented a Development Plan (the "Development Plan"), which is attached hereto as Exhibit B and incorporated by this reference.

B. City code requires the execution of a Development Agreement between the Developer and the City prior to zone change, in order to facilitate orderly development.

C. The request for development was accompanied by a requested zone change, upon which this agreement and the eligibility for preliminary plat will be wholly contingent.

D. The Parties acknowledge that the level of density accomplished in the Project, as well as its associated value, would not be possible without this zone change and the quality of product and theme that have been proposed by the Developer.

NOW THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Developer and the City hereby agree to the following:

1. **Property Affected by this Agreement.** The legal description of the Property contained within the Project boundaries to which this Agreement applies is attached as Exhibit A and incorporated by reference.

2. **Compliance with Current City Ordinances Required.** Unless specifically addressed in this Agreement, the Developer agrees that any development of the Property shall be in compliance with city ordinances in existence on the date of execution of this Agreement. If the City adopts different ordinances in the future, Developer shall have the right, but not the obligation, to elect to submit a development application under such future ordinances, in which event the development application will be governed by such future ordinances. Notwithstanding this

section, the development application shall be consistent with the themes and plan established by this Agreement, unless the City Council first approves such deviations, which shall serve as an amendment to this Agreement.

3. **Development Plan.** The Developer shall ensure all development is in conformance with the Development Plan which has been reviewed by the Planning Commission and City Council. The Development Plan includes a site plan, landscape plan and architectural theme/elevations/floor plans, is attached to this Agreement as Exhibit B and is incorporated by this reference. Unless specifically excepted by the Agreement, the Syracuse Municipal Code applies to all aspects of the Project, even if the Development Plan is inconsistent with those codes.

4. **Development Theme.** The Developer has submitted themes proposed to govern the homes to be constructed within the subdivision in the Development Plan (Exhibit B). The Parties agree that the elevations provided are attached as concepts and illustrative themes only and may not comply with all City zoning and building requirements. The Parties acknowledge and agree that, notwithstanding the elevations' inclusion in this Agreement, before any homes are built in the Project, the home plans, elevations and designs must be approved by the City and must comply with all applicable City ordinances, codes and other requirements. The inclusion of a specific feature in a theme drawing does not entitle the Developer to include that feature if it is inconsistent with City code.

5. **Architectural Thematic Elements.** Notwithstanding any other provision of this Agreement, Developer shall strictly comply with the following requirements related to architectural thematic elements in the Project:

a) Varied rooflines;
b) Buildings may not exceed two stories;
c) Windows will vary in their muntin/mullion, and be of the size, quantity and location identified in the Development Plan;
d) Buildings of identical facades shall not be located abutting one another;
e) Two-car garages shall be provided for each unit, with windows in the garage doors;
f) Each unit's front entrance shall include a window within the door, and a window to the side of the door, or above
g) Building materials for the front façade shall be constructed as depicted in the Development Plan, including natural stone, cementitious fiber-board, and asphalt shingles
h) A four foot (4') stone wainscot on the corners of units 13, 27, and 28 as depicted in the Development Plan
i) No vinyl siding shall be utilized on the side or rear of the buildings
j) Each unit shall have at least three (3) bedrooms and at least two and one-half (2 ½) bathrooms.

6. **Landscaping.** The Developer shall landscape and improve all open spaces around or adjacent to building lots, as well as common spaces. The Developer or applicable homeowner's association shall replace any dead street trees planted within park strips owned or maintained by

the Developer or applicable homeowner's association, within six months of notification of the tree's death.

a) **Landscape Buffers.** The following apply to buffers along each perimeter:
   (i) East buffer shall utilize the existing precast concrete, and shall include at a minimum one (1) tree and five (5) shrubs every fifty feet (50').
   (ii) North buffer shall include at a minimum a six foot (6') vinyl privacy fence with one (1) tree and five (5) shrubs every fifty feet (50').
   (iii) West buffer shall be a three-rail vinyl fence with pedestrian access at the end of the North drive
   (iv) South buffer shall include a six-foot (6') vinyl privacy fence with at a minimum one (1) tree and five (5) shrubs every fifty feet (50') along the South edge of Unit 1, and with a three-rail vinyl fence adjacent to the play field.

b) **Street Trees.** The Developer shall plant trees at least every thirty feet (30') on both sides of road on all shared drives.

c) **Roundabout Maintenance.** Developer or a subsequently formed home-owner's association shall be solely responsible for the maintenance of landscaping within the roundabout planter located on the South side of the Project.

7. **Minimum Lot Standards.** All lots designed for this Project meet or exceed the standards set forth in City Code.

a) **Density.** The lots in the Project represent a net density of 8.98 units per acre. The maximum number of lots in the Project is 32.

b) **Common Space.** The project contains at least 20% of common spaces which are generally contiguous and meet all other applicable standards of the City Code and PRD Zone or has been reduced through agreement to pay an in lieu fee in Section 8 of this Agreement.

c) **Building Height.** Buildings built within the Project may be two stories, but no more than 35 feet in height from grade.

d) **Parking.** Each unit shall include a 2-car garage and a driveway of sufficient width to accommodate two additional vehicles, resulting in four dedicated stalls per unit.

e) **Drive Connection to Canterbury Park.** The Developer shall, at entirely its own expense, install the drive connection to Canterbury Park as described on the Development Plan, including establishing a smooth asphalt transition and repairing any landscaping or irrigation systems damaged on City property due to the installation of the drive connection. The drive improvements are subject to inspection and approval by Syracuse City Public Works.

f) **Layout, Circulation and Connectivity.** The layout of the Project as shown in the Preliminary Plat, attached hereto as Exhibit C and incorporated by reference, is approved by the City.

8. **Homeowner Association.** The Developer warrants and provides assurances that all landscaping, private drives, and amenities located within the Project shall be maintained by a private homeowner's association. The association shall either be created for this Property, or it

shall be absorbed by another Association. All costs of landscaping, private drive and amenity maintenance, replacement, demolition, cleaning, snow removal, or demolition, shall be borne exclusively by the homeowner's association. The City shall have no maintenance responsibility in relation to the property owned by the homeowner association and shall only plow and maintain public roads that are designated as public on the plat.

9. **Onsite Improvements.**

a) The Developer (and/or any subsequent owner of the Project) shall be responsible for the installation of all onsite parking, drive aisles, culinary water, secondary water, sewer, and storm drainage improvements sufficient for the development of the Project in accordance with the City Code. The culinary water, secondary water, sewer, stormwater detention basin, and storm drain connections shall be made where and as approved by the City, which approval will not be unreasonably withheld. The existing utilities stubbed into the property are privately owned and approvals for connection to those mains shall be approved by the utility owner. The City does not object to connecting to those mains provided they are adequately sized to service the development. The City shall have no responsibility of maintenance related to the improvements.

b) **Guest Parking.** The Project shall include at least eight guest parking stalls, as provided in the Development Plan.

10. **Culinary Water**.

a) The Developer shall meet or exceed the minimum culinary water requirements set forth in the Utah Division of Drinking Water R309-105 and Syracuse City Engineering Standards and Specifications.
b) Two connections to the City's culinary system are required and no more than fifteen (15) services may be served off a dead end culinary main.

11. **Agreement to Run with the Land.** This Agreement shall be recorded against the Property as described in Exhibit A hereto and shall be deemed to run with the land and shall be binding on all successors and assigns of the Developer in the ownership and development of any portion of the Project.

12. **Vested Rights.** The City and Developer intend that this Agreement be construed to grant the Developer all vested rights to develop the Project in fulfillment of the terms and provisions of this Agreement and the laws and ordinances that apply to the Property as of the effective date of this Agreement. The Parties intend that the rights granted to Developer under this Agreement are contractual and in addition to those rights that exist under statute, common law and at equity. If the City adopts different ordinances in the future, Developer shall have the right, but not the obligation, to elect to submit a development application under such future ordinances, in which event the development application will be governed by such future ordinances. By electing

to submit a development application under a new future ordinance, however, Developer shall not be deemed to have waived its right to submit or process other development applications under the City Code that applies as of the effective date of this Agreement. Notwithstanding this section, the development application shall not be inconsistent with the themes and plan established by this Agreement, without prior City Council approval of that application, which shall serve as an amendment to this Agreement.

13. **Assignment.** Neither this Development Agreement nor any of the provisions hereof can be assigned to any other party, individual or entity without assigning the rights as well as the responsibilities under this Development Agreement and without the prior written consent of City, which review is intended to assure the financial capability of any assignee. Such consent shall not be unreasonably withheld.

14. **Integration.** This Development Agreement contains the entire Agreement with respect to the subject matter hereof and integrates all prior conversations, discussions or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed by the parties hereto.

15. **Severability.** If any part or provision of the Agreement shall be adjudged unconstitutional, invalid or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this Agreement except that specific part or provision determined to be unconstitutional, invalid or unenforceable. If any condition, covenant or other provision of this Agreement shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

16. **Notices.**

Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the party for whom intended, or if mailed, be by certified mail, return receipt requested, postage prepaid, to such party at its address shown below.

To Developer:

Capital Reef Management, LLC
520 North 900 West
Kaysville, UT 84037

To the City:

Syracuse City Attorney
1979 West 1900 South
Syracuse, Utah 84075

With a Copy to:

Syracuse City Manager
1979 West 1900 South
Syracuse, UT 84075

Any party may change its address or notice by giving written notice to the other party in accordance with the provisions of this section.

17. **Amendment.**

The Parties or their successors in interest may, by written agreement, choose to amend this Agreement at any time. The amendment of the Agreement relating to any substantial rights or obligations shall require the prior approval of the City Council.

18. **General Terms and Conditions.**

a) Termination. The Parties may, by written Agreement, terminate this Development Agreement by mutual consent. Such termination shall be in writing, including a resolution by the Council agreeing to the termination.

b) Default & Limited Remedies. If either the Developer or the City fails to perform their respective obligations under the terms of this Agreement, the party believing that a default has occurred shall provide written notice to the other party specifically identifying the claimed event of default and the applicable provisions of this Agreement that is claimed to be in default. The party shall immediately proceed to cure or remedy such default or breach within sixty (60) calendar days after receipt of such notice. The parties shall meet and confer in an attempt to resolve the default but, in the event they are not able to do so, the parties shall have the rights and remedies available at law and in equity, including injunctive relief and specific performance, but excluding the award or recovery of any damages. Any delay by a Party in instituting or prosecuting any such actions or proceedings or otherwise asserting its rights under this Article shall not operate as a waiver of such rights.

c) Non-liability of City Officials or Employees. No officer, representative, agent, or employee of the City shall be personally liable to the Developer or any successor-in-interest or assignee of the Developer, in the event of any default or breach by the City or for any amount which may become due, the Developer, or its successors or assignee, for any obligation arising out of the terms of this Agreement.

d) Referendum or Challenge. Both Parties understand that any legislative action by the City Council is subject to referral or challenge by individuals or groups of citizens, including zone changes or the approval of development agreements. The Developer agrees that the City shall not be found to be in breach of this Agreement if such a referendum or challenge is successful. In such a case, this Agreement is void at inception.

e) Ethical Standards. The Developer represents that it has not: (a) provided an illegal gift or payoff to any officer or employee of the City, or former officer or employee of the City, or to any relative or business entity of an officer or employee of the City; (b) retained any person to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, other than bona fide employees of bona fide commercial agencies established for the purpose of securing business; (c) breached any of the ethical standards set forth in Utah Code Ann. § 10-3-1301 et seq. and 67-16-3 et seq.; or (d) knowingly influenced, and hereby promises that it will not knowingly influence, any officer or employee of the City or former officer or employee of the City to breach any of the ethical standards set forth in State statute or City ordinances.

f) No Officer or Employee Interest. It is understood and agreed that no officer or employee of the City has or shall have any pecuniary interest, direct or indirect, in this Agreement or the proceeds resulting from the performance of this Agreement. No officer, manager, employee or member of the Developer, or any member of any such persons' families shall serve on any City board or committee or hold any such position which either by rule, practice, or action nominates, recommends, or supervises the Developer's operations, or authorizes funding or payments to the Developer. This section does not apply to elected offices.

g) Governing Law & Venue. This Agreement and the performance hereunder shall be governed by the laws of the State of Utah. Any action taken to enforce the provisions of this Agreement shall have exclusive venue in the Second District Court of the State of Utah, Farmington Division.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective duly authorized representatives as of the day and year first written above.

Capital Reef Management, LLC

By: _____
Owner/Manager

_____ _____
Signature Date

STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

On this _____ day of _____, 2021, personally appeared before me _____, the authorized signer and trustee of **_____,** whose identity is personally known to me, or proven on the basis of satisfactory evidence, to be the person who executed the Development Agreement on behalf of said company and who duly acknowledged to me that he/she executed the same for the purposes therein stated.

_____
Notary Public

SYRACUSE CITY

By _____
Mike Gailey, Mayor

Attest:

_____
Cassie Z. Brown, MMC
City Recorder

STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

On this _____ day of _____, 2021, personally appeared before me Mayor Mike Gailey, the authorized signer of Syracuse City, whose identity is personally known to me, to be the person who executed the Development Agreement on behalf of Syracuse City, and who duly acknowledged to me that he executed the same for the purposes therein stated.

_____
Notary Public

Approved as to Form:

_____
Paul H. Roberts
City Attorney

EXHIBIT A

PROPERTY BOUNDARY DESCRIPTIONS

Parcel 12-710-0001

ALL OF LOT 1, SYRACUSE WEST PHASE 1 SUBDIVISION. CONT. 2.03000 ACRES.

Parcel 12-710-0007

ALL OF LOT 7, SYRACUSE WEST PHASE 1 SUBDIVISION. CONT. 1.54000 ACRES.

SYRACUSE WEST PHASE 1 SUBDIVISION

AMENDING LOT 7 OF SYRACUSE
WAL-MART SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9,
TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH

N

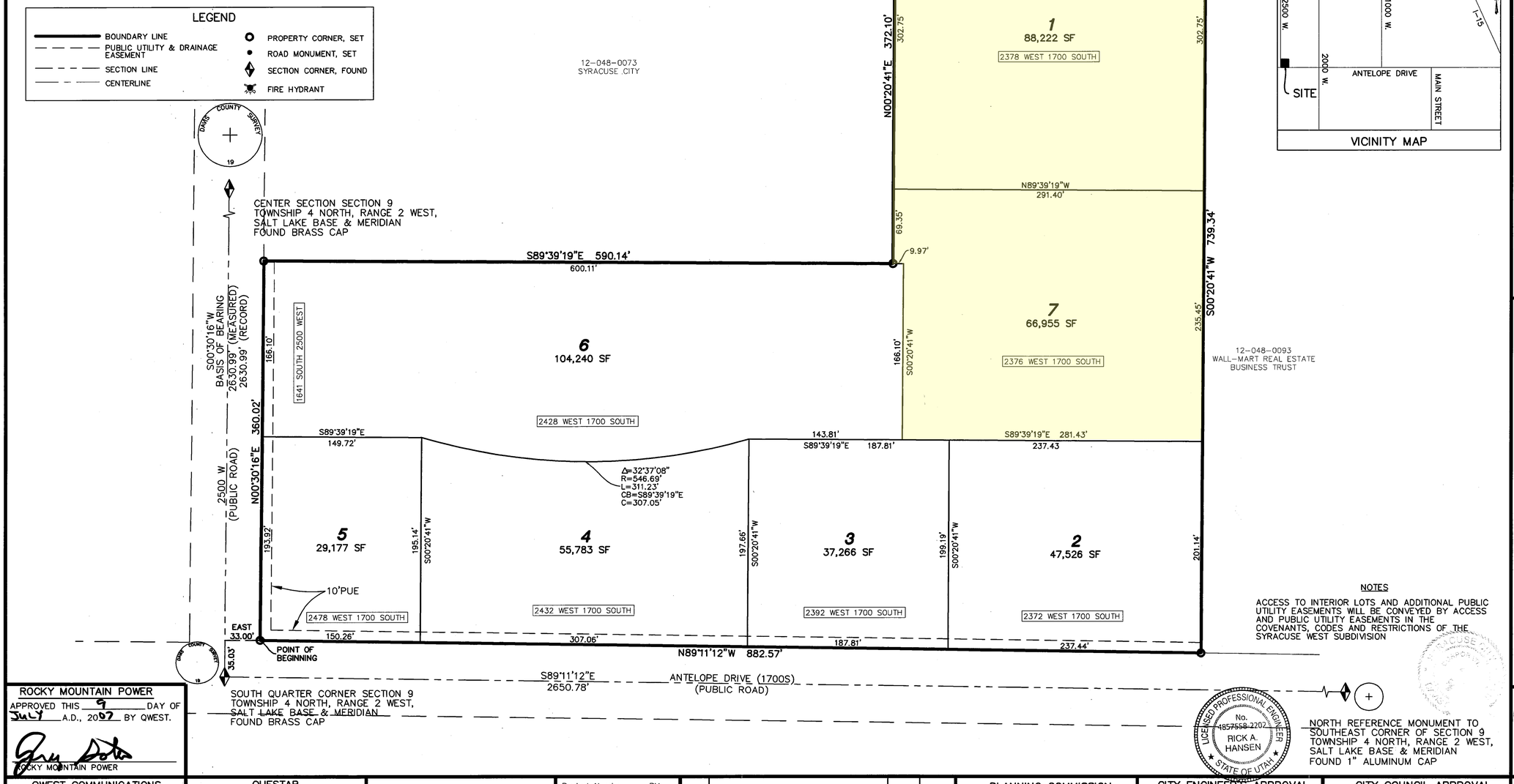
GRAPHIC SCALE

0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

LEGEND

- BOUNDARY LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT
- SECTION LINE
- CENTERLINE
- PROPERTY CORNER, SET
- ROAD MONUMENT, SET
- SECTION CORNER, FOUND
- FIRE HYDRANT



SURVEYOR'S CERTIFICATE

I, Tyler E. Jenkins, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 4938730, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as

SYRACUSE WEST PHASE 1 SUBDIVISION
AMENDING LOT 7 OF SYRACUSE
WAL-MART SUBDIVISION

and that same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point N00°30'16"E 35.03 feet along the section line and East 33.00 feet from the South Quarter Corner of Section 9, Township 4 North, Range 2 West, Salt Lake Base and Meridian; and running thence N00°30'16"E 360.02 feet; thence S89°39'19"E 590.14 feet; thence N00°20'41"E 372.10 feet; thence S89°39'19"E 291.40 feet; thence S00°20'41"W 739.34 feet; thence N89°11'12"W 882.57 feet; to the point of beginning.

Contains 429,169 square feet or 9.852 acres.

PROFESSIONAL LAND SURVEYOR
7-5-07
4938730
TYLER E. JENKINS
STATE OF UTAH

JULY 5, 2007
Date

TYLER E. JENKINS
P.L.S. No. 4938730

OWNER'S DEDICATION

Know all men by these presents that I, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the

SYRACUSE WEST PHASE 1 SUBDIVISION
AMENDING LOT 7 OF SYRACUSE
WAL-MART SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use and warrant and defend and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the City's use, maintenance and operation of the streets.

In witness whereof I have hereunto set MY HAND this THIRTEENTH day of JULY A.D., 2007.

Benjamin Brubaker
MEMBER HBN II, LLC

ACKNOWLEDGMENT

STATE OF UTAH }S.S.
COUNTY OF

On the 13TH day of JULY A.D. 2007 personally appeared before me, the undersigned Notary Public, in and for said County of SALT LAKE in said State of Utah, the signer(s) of the above Owner's Dedication, who in number, who duly acknowledged to me that BENJAMIN BRUBAKER signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES 3/22/2011
NOTARY PUBLIC
KADE WALTON
4675 S Highland Dr
Salt Lake City, Utah 84117
My Commission Expires
March 22, 2011
STATE OF UTAH

NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH }S.S.
COUNTY OF

On the 13TH day of JULY A.D., 2007 personally appeared before me, the undersigned Notary Public, in and for said County of SALT LAKE in the State of UTAH, BENJAMIN BRUBAKER who after being duly sworn, acknowledged to me that HBN II, _____, a Limited Liability Company, that HE signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned.

MY COMMISSION EXPIRES 3/22/2011
NOTARY PUBLIC
KADE WALTON
4675 S Highland Dr
Salt Lake City, Utah 84117
My Commission Expires
March 22, 2011
STATE OF UTAH

NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

SYRACUSE WEST PHASE 1 SUBDIVISION
AMENDING LOT 7 OF SYRACUSE
WAL-MART SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9,
TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH

ROCKY MOUNTAIN POWER

APPROVED THIS 9 DAY OF JULY A.D., 2007 BY QWEST.

ROCKY MOUNTAIN POWER

QWEST COMMUNICATIONS

APPROVED THIS 10 DAY OF JULY A.D., 2007 BY QWEST.

QWEST

QUESTAR

APPROVED THIS 10TH DAY OF July A.D., 2007 BY ~~QWEST~~ QUESTAR.

QUESTAR

Stantec

Stantec Consulting Inc.
3995 S 700 E Ste. 300
Salt Lake City, UT
84107-2540
Tel. 801.261.0090
Fax. 801.268.1671
www.stantec.com

Project Number	PM
186301850	KAE
Filename	
01850v-fb	
Designed By	Drawn By
KNE	MTA
Checked By	Date
TEJ	05/21/07

No.	Revisions	By	Date
1	Added Lot 8	TEJ	5/21/07

PLANNING COMMISSION

APPROVED THIS 5th DAY OF June, A.D. 2007 BY THE SYRACUSE CITY PLANNING COMMISSION.

BY: CHAIRMAN

CITY ENGINEER'S APPROVAL

APPROVED THIS 19th DAY OF July, A.D. 2007 BY THE SYRACUSE CITY ENGINEER.

BY:

CITY COUNCIL APPROVAL

APPROVED THIS 12 DAY OF June, A.D. 20 07 BY THE SYRACUSE CITY COUNCIL.

MAYOR

CITY RECORDER

DAVIS COUNTY RECORDER

RECORDED NO: 2305927
STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF SYRACUSE CITY
DATE: SEP. 13, 2007 TIME: 3:22 P.M. BOOK: 4346 PAGE: 975
$37.00
FEE($)

DAVIS COUNTY RECORDER

EXHIBIT B

Development Plan

Including: Site Plan, Landscaping Plan, and Architectural Theme/Elevations/Floor Plans

EXHIBIT C

Preliminary Plat

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

SOUTHEAST QUARTER OF SECTION 9
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4269.69'

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR SHOWN ON THE CONSTRUCTION DRAWINGS:

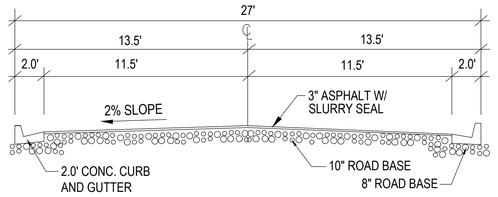
1. INSTALL 2.0' CATCH CURB AND GUTTER
2. INSTALL 2.0' SPILL CURB AND GUTTER
3. INSTALL 5.0' SIDEWALK
4. REMOVE EXISTING CURB AND GUTTER, SIDEWALK, AND ASPHALT
5. MATCH EXISTING IMPROVEMENTS
6. INSTALL BENCH

BOUNDARY DESCRIPTION:

All of Lot 1 and 7, Syracuse West Phase 1 Subdivision

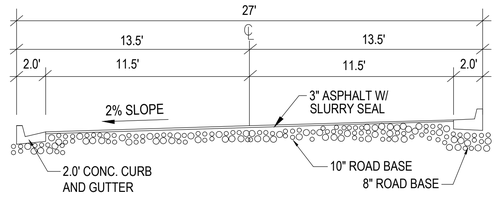
LAND USE TABLE	
TOTAL PROJECT	155,175 sq.ft.
TOTAL UNITS	32
DENSITY	8.98 UNITS/ACRE
OPEN SPACE	32,947 sq.ft.
PERCENTAGE	21.2%

PARKING TABLE	
GARAGE STALLS	64
DRIVEWAY STALLS	64
VISITOR STALLS	8
TOTAL STALLS	136



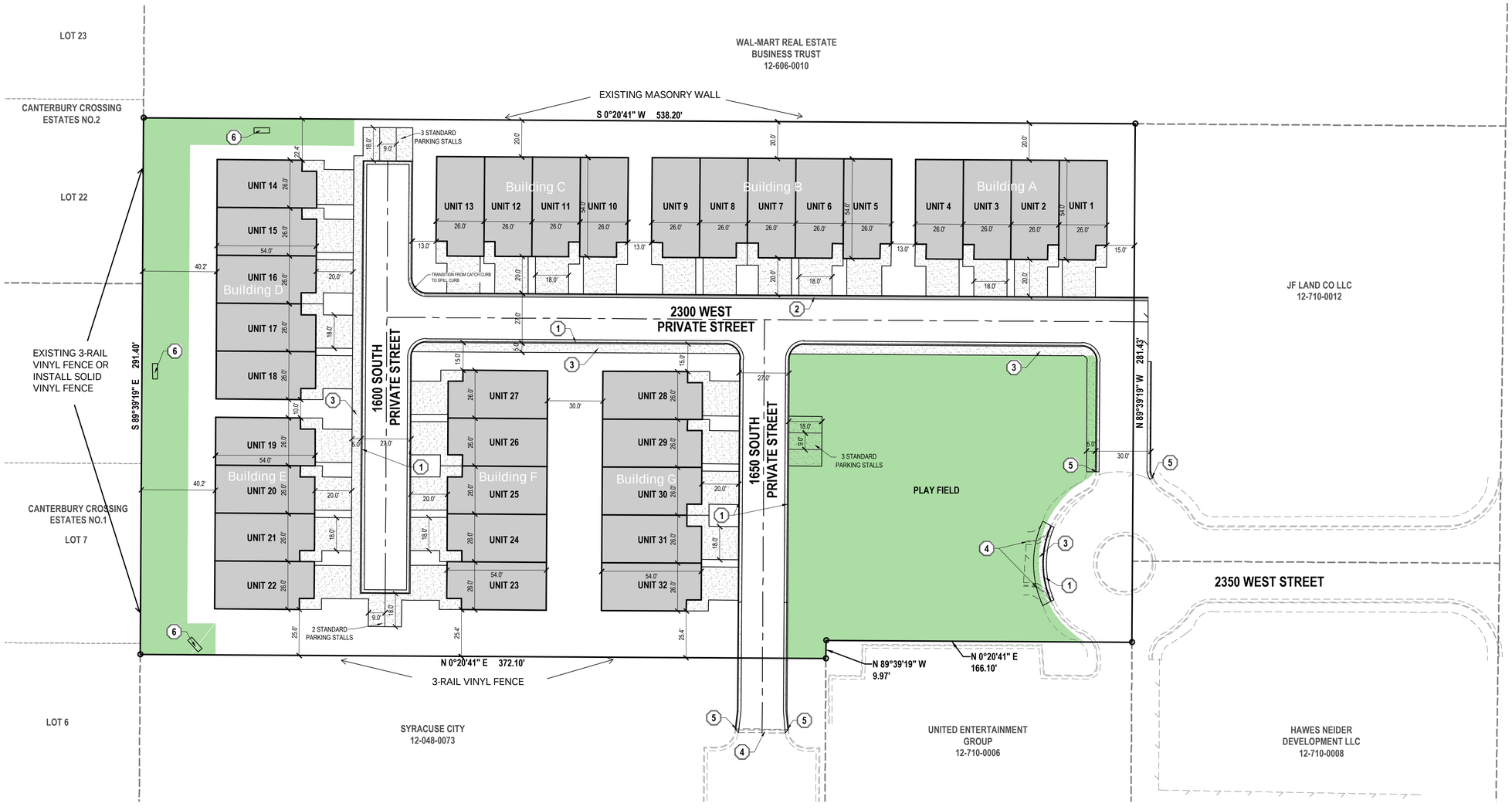
TYPICAL 27' STREET CROSS SECTION (PRIVATE)

NO SCALE
1600 SOUTH AND 1650 SOUTH STREET



TYPICAL 27' STREET CROSS SECTION (PRIVATE)

NO SCALE
2300 WEST STREET



REQUIRED/QUALIFIED OPEN SPACE

NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60
(IN FEET)
HORZ: 1 inch = 30 ft.

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
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Phone: 801.547.1100

SALT LAKE CITY
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TOOELE
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FOR:
CAPITAL REEF MANAGEMENT, LLC
498 NORTH KAYS DRIVE
KAYSVILLE, UTAH 84037
CONTACT:
PETER MATSON
PHONE: 801-444-3539

ASPIRE AT CANTERBURY

SYRACUSE, UTAH 84075

PROFESSIONAL ENGINEER
No. 5049039
6-25-21
STATE OF UTAH
CAMERON WESS PRESTON

PRELIMINARY SITE PLAN

PROJECT NUMBER	PRINT DATE
10580	
DRAWN BY	CHECKED BY
C.WRIGHT	C.PRESTON
PROJECT MANAGER	
C.PRESTON	

C-100

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BENCHMARK

SOUTHEAST QUARTER OF SECTION 9
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4269.69'

Detention Calculations (100-year storm)

Basin Tributary Area 102.970 SF
Runoff coefficient C: 0.590
Release Rate 0.20 cfs/acre
Peak Release 0.473 cfs

Time (min)	i(in/hr)	Cumulative Runoff to Basin (c.f.)	Net Allowed Basin** Discharge (c.f.)	Required Storage (c.f.)
5	6.79	2,840	142	2,698
10	5.16	4,316	284	4,032
15	4.27	5,357	425	4,932
30	2.87	7,201	851	6,350
60	1.78	8,933	1,702	**7,231**
120	0.99	9,976	3,404	6,572
180	0.68	10,222	5,106	5,116
360	0.37	11,141	10,212	929
720	0.22	13,309	20,424	(7,115)
1440	0.12	14,694	40,848	(26,154)
2880	0.07	16,621	81,695	(65,075)
		Required Detention:		7,231
		Provided Detention:		7,602

	Area	C Value
Building Area	-	0.9
Total Hardscape	60,368	0.9
Landscaped Area	42,602	0.15
Total Area	102,970	
Weighted Average C		**0.590**

Total Area 102,970 SF
Total Area 2.36 Acres
Composite C 0.590

Orifice Calculations: $Q=C_dA_o(2gh)^{1/2}$

High Water Elevation:	4,271.75	FT
Box Invert	4,268.25	FT
Allowed Basin Discharge*	0.473	CFS
C_d	0.62	
Orifice Area	7.31	IN^2
Orifice Diameter	3.1	IN

Catchment Calculations (10-year storm)

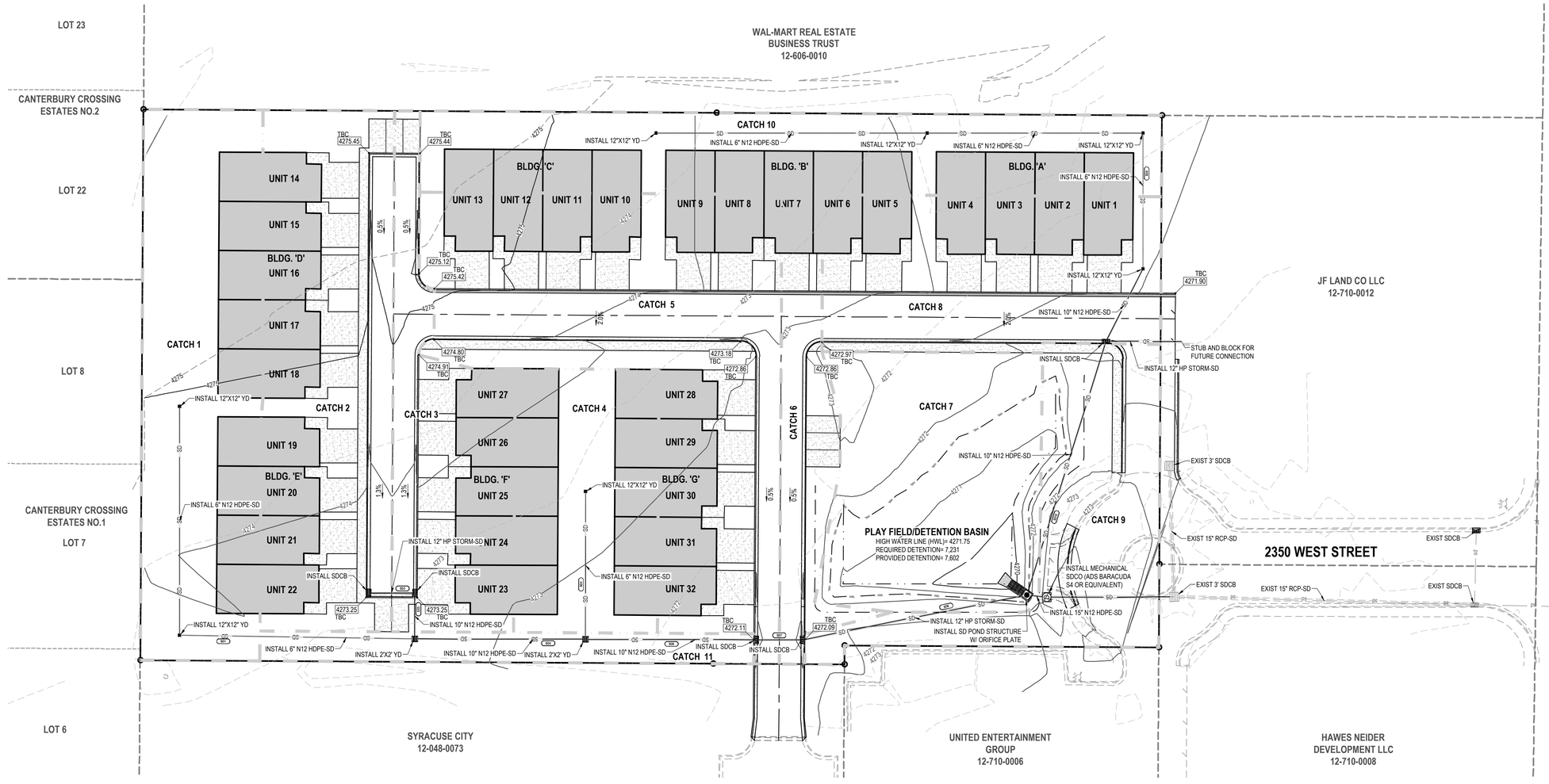
Time of Concentration: 15 min
Rainfall Intensity I: 2.15 in/hr
Mannings N 0.013

Catchment	Area (SF)	C	Flow (CFS)	Destination
1	18,470	0.350	0.322	SD1
2	19,098	0.350	0.333	SD2
3	11,176	0.350	0.195	SD3
4	10,602	0.350	0.185	SD5
5	26,428	0.350	0.460	SD7
6	7,459	0.350	0.130	SD8
7	13,670	0.350	0.238	
8	14,536	0.350	0.253	SD10
9	12,489	0.350	0.218	Offsite
10	16,856	0.350	0.294	SD9
11	4,360	0.350	0.076	SD6

Pipe Design (10-year storm)

Mannings N (ADS) 0.011
Mannings N (RCP) 0.013

Pipe	Tributary	Surface	Upstream	Pipe Flow	Total	Pipe	Diameter	Pipe Type	Full Flow	% of Full-
SD1	1	0.322	None		0.322	0.50%	6	ADS	0.470	68.4%
SD2	2	0.333	None		0.333	0.50%	12	ADS	2.985	11.1%
SD3	3	0.195	SD2	0.333	0.527	0.50%	10	ADS	1.836	28.7%
SD4		0.000	SD1,3	0.849	0.849	0.50%	10	ADS	1.836	46.2%
SD5	4	0.185	None		0.185	0.50%	6	ADS	0.470	39.3%
SD6	11	0.076	SD4,5	1.034	1.110	0.50%	10	ADS	1.836	60.4%
SD7	5	0.460	SD6	1.110	1.570	0.50%	12	ADS	2.985	52.6%
SD8	6	0.130	SD7	1.570	1.700	0.50%	12	ADS	2.985	56.9%
SD9	10	0.294	None		0.294	0.50%	6	ADS	0.470	62.4%
SD10	8	0.253	SD9	0.294	0.547	0.50%	10	ADS	1.836	29.8%



NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60
(IN FEET)
HORZ: 1 inch = 30 ft.

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CONTACT:
PETER MATSON
PHONE: 801-444-3539

ASPIRE AT CANTERBURY

SYRACUSE, UTAH 84075

PROFESSIONAL ENGINEER
No. 5049039
6-25-21
STATE OF UTAH
CAMERON NESS PRESTON

PRELIMINARY GRADING AND DRAINAGE PLAN

PROJECT NUMBER 10580
PRINT DATE
DRAWN BY C.WRIGHT
CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON

C-200

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BENCHMARK

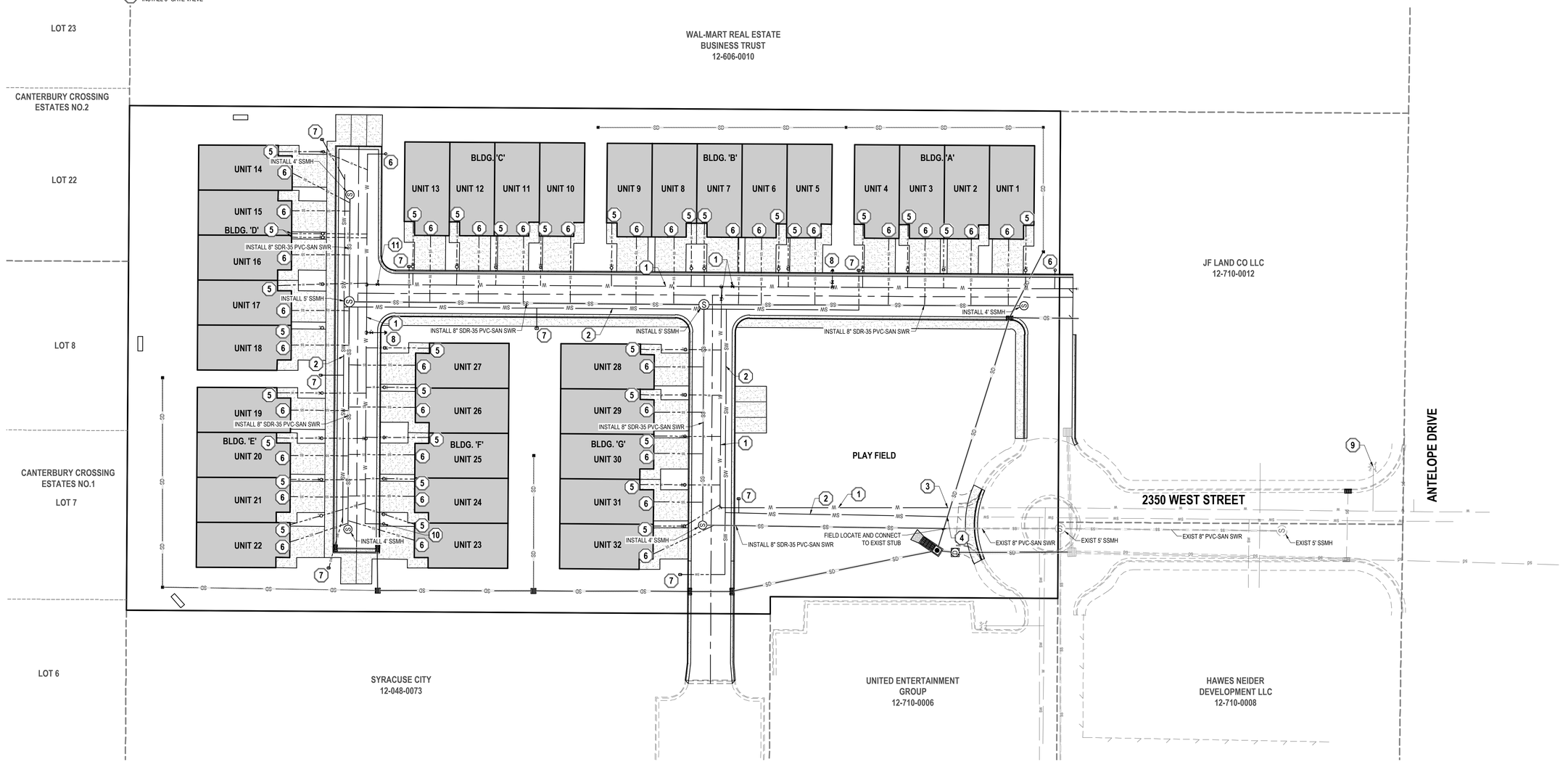
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SALT LAKE BASE AND MERIDIAN

ELEV = 4269.69'

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INSTALL 8" CULINARY WATERLINE
2. INSTALL 8" SECONDARY WATERLINE
3. CONNECT TO EXISTING CULINARY WATERLINE
4. CONNECT TO EXISTING SECONDARY WATERLINE
5. INSTALL 3/4" CULINARY WATER SERVICE WITH METER PER SYREACUSE CITY STANDARDS AND SPECIFICATIONS
6. INSTALL 4" SDR-35 SANITARY SEWER LATERAL @ 2% MINIMUM SLOPE PER SYRACUSE CITY STANDARDS AND SPECIFICATIONS
7. INSTALL 1" SINGLE SECONDARY WATER SERVICE PER SYRACUSE CITY STANDARDS AND SPECIFICATIONS
8. INSTALL FIRE HYDRANT WITH VALVE COMPLETE
9. EXISTING FIRE HYDRANT
10. INSTALL AUTOMATIC COMBINATION AIR VAC INLET/RELEASE FACILITY PER SYRACUSE CITY STANDARDS AND SPECIFICATIONS
11. INSTALL 8" GATE VALVE



NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
HORZ: 1 inch = 30 ft.

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SYRACUSE, UTAH 84075

PROFESSIONAL ENGINEER
No. 5049039
CAMERON HESS PRESTON
STATE OF UTAH

PRELIMINARY UTILITY PLAN

PROJECT NUMBER 10580
PRINT DATE
DRAWN BY C.WRIGHT
CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON

C-300

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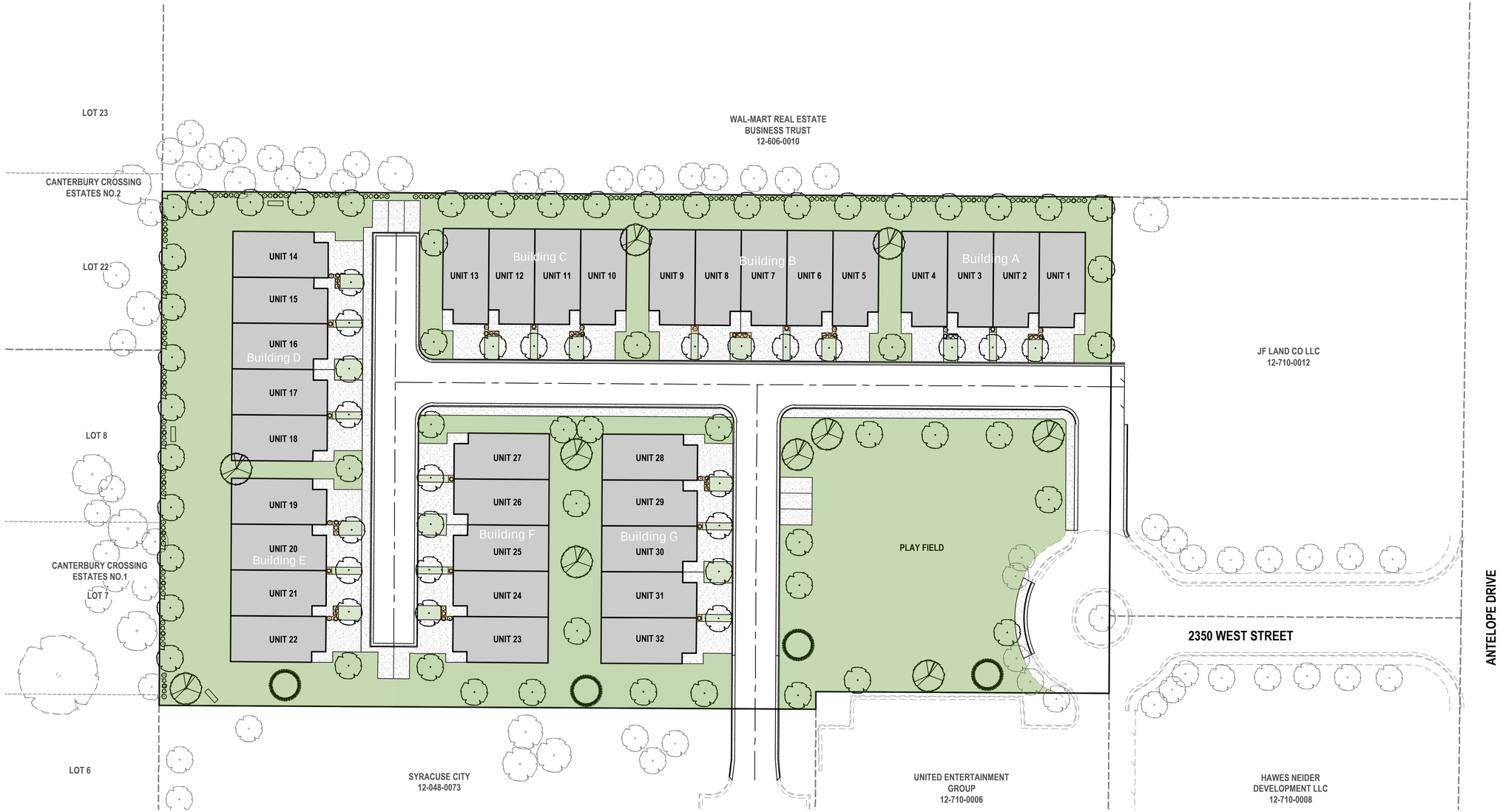
BENCHMARK

SOUTHEAST QUARTER OF SECTION 9
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4269.69'

LANDSCAPE PLAN

Qty	Symbol	Common Name	Scientific Name	Plant Size
81		Redbud, Eastern	Redbud, Eastern	2" Cal.
10		Imperial Honey Locust	Gleditsia tricanthos 'Imperial'	2" Cal.
4		Colorado Blue Spruce	Picea pungens 'Glauca'	5 Gallon



TOTAL OPEN SPACE/
COMMON AREA

NORTH

HORIZONTAL GRAPHIC SCALE

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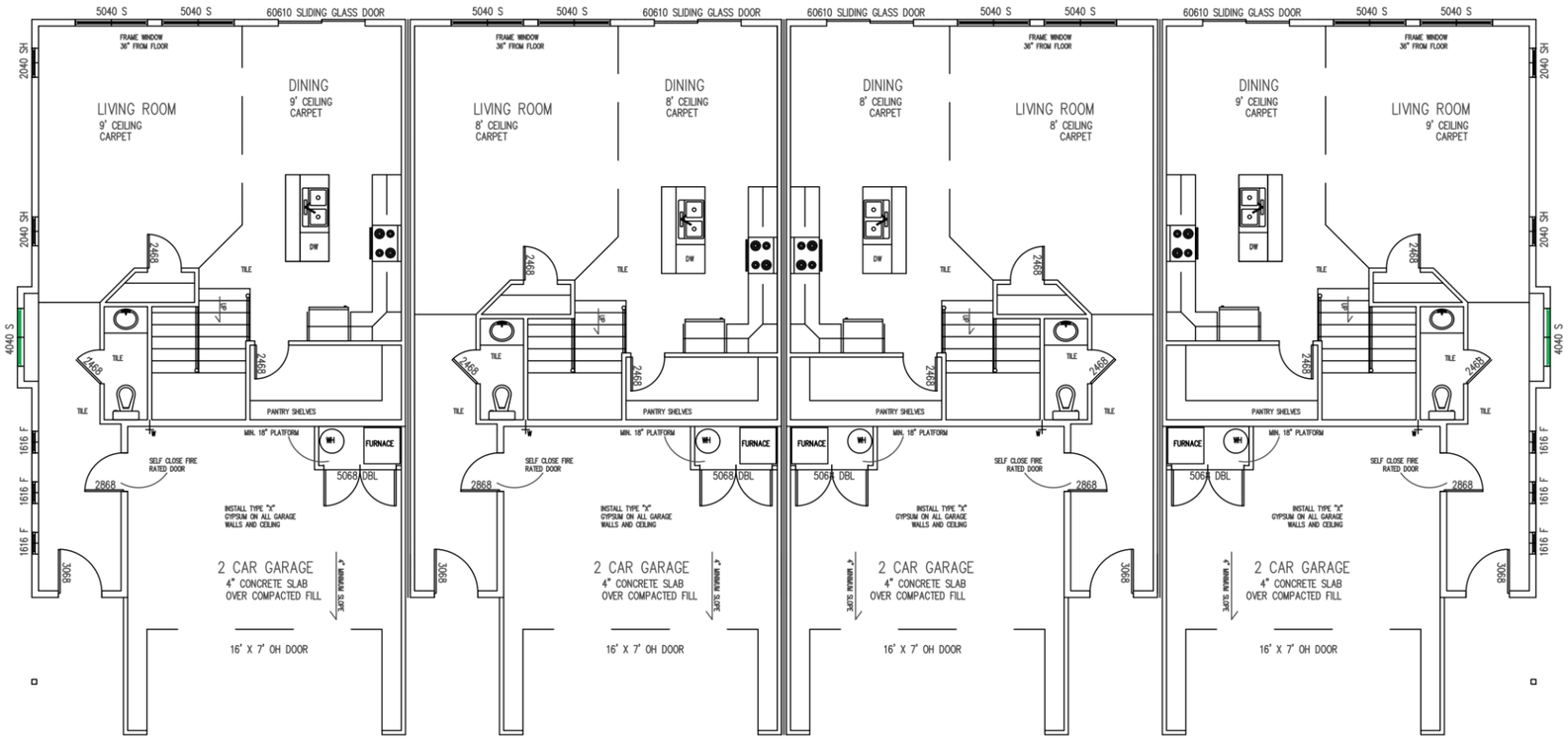
PROFESSIONAL ENGINEER
No. 5049039
6-25-21
STATE OF UTAH
CAMERON HESS PRESTON

PRELIMINARY LANDSCAPE PLAN

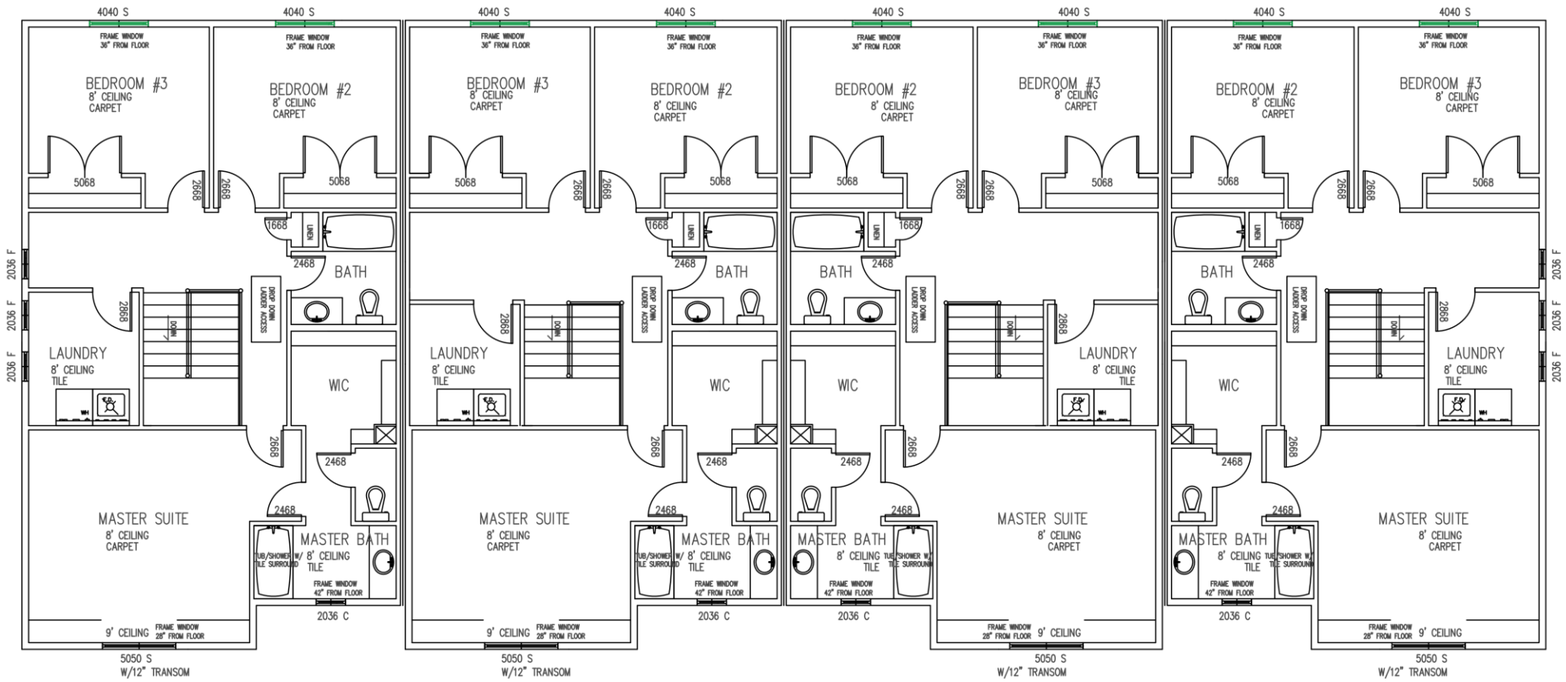
PROJECT NUMBER 10580
PRINT DATE
DRAWN BY C.WRIGHT
CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON

L-100

4-UNIT BUILDING – MAIN & 2ND LEVEL FLOOR PLANS

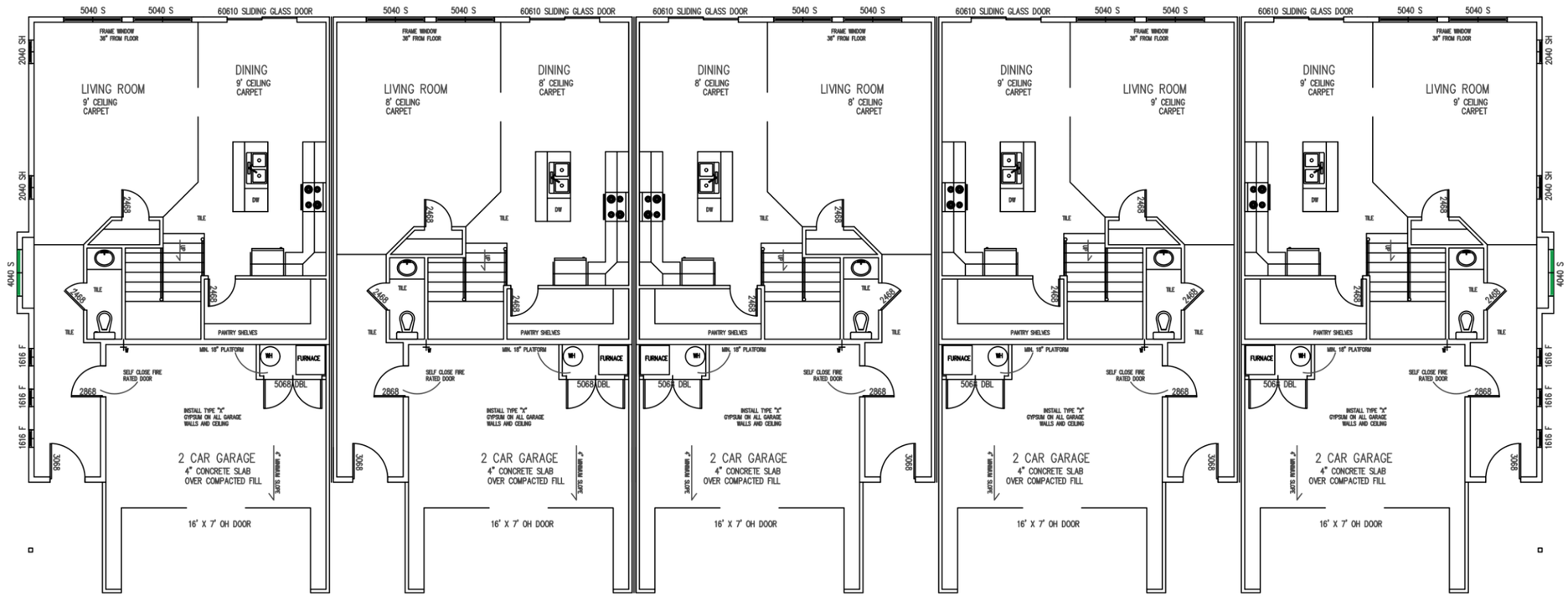


MAIN LEVEL

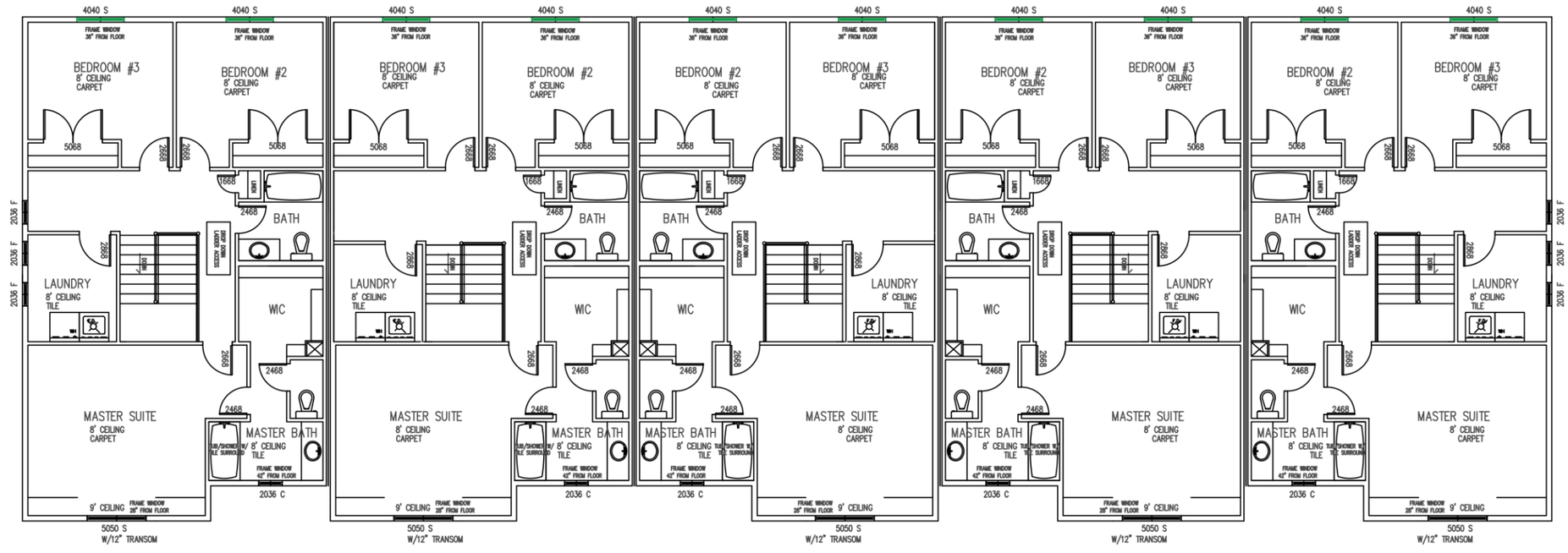


2ND LEVEL

5-UNIT BUILDING – MAIN & 2ND LEVEL FLOOR PLANS

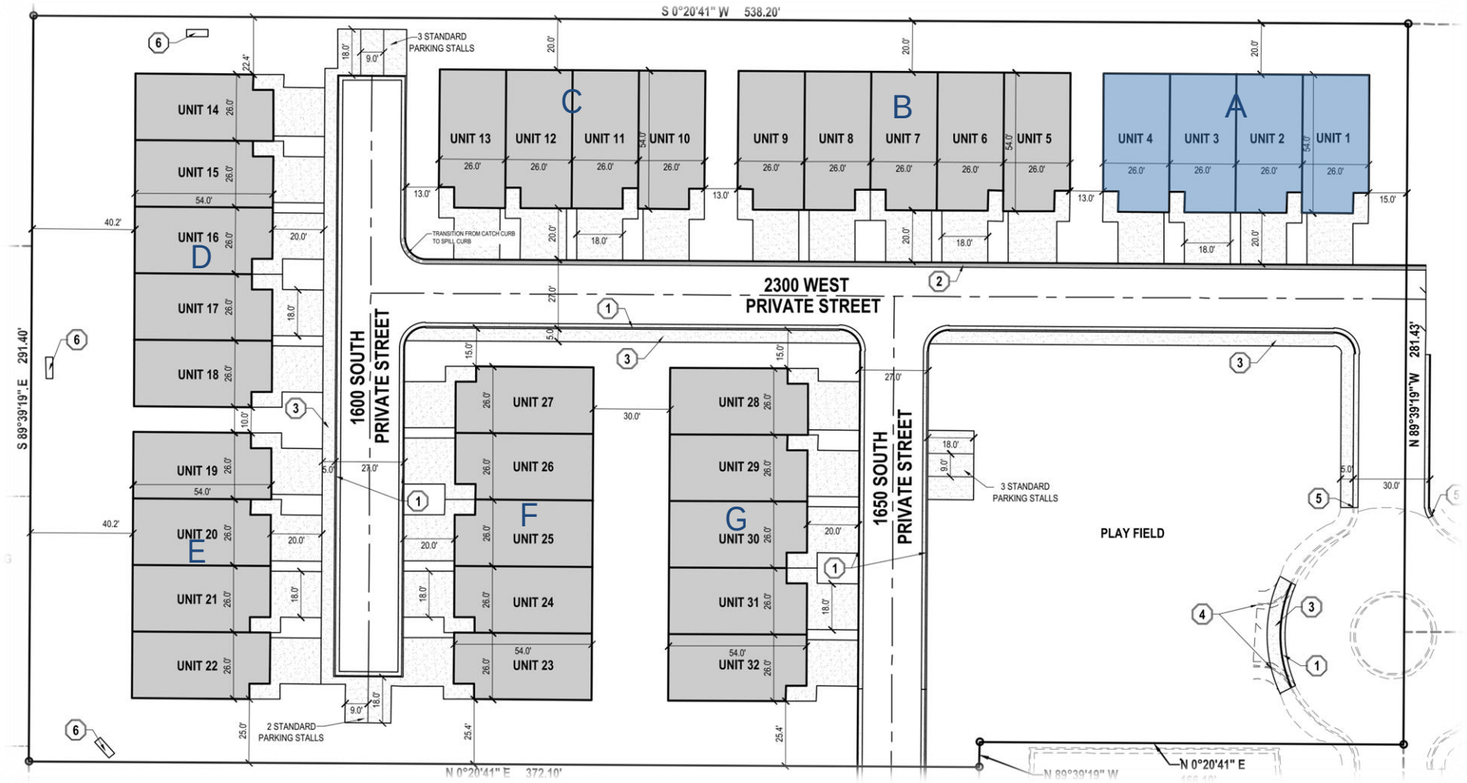


MAIN LEVEL



2ND LEVEL

BUILDING A





HARDIE PLANK - LIGHT MIST

AROUND SMALL 2ND LEVEL WINDOW & PORCH



HARDIE SHAKE SHINGLES - HARRIS CREAM

LARGE GABLES



ROOF - BLACK WALNUT



NATURAL STONE - KENSTONE LAKE

PORCH WAINSCOT & AROUND GARAGES



HARDIE SHAKE SHINGLES - ARTIC WHITE

SMALL GABLES



HARDIE PLANK - EVENING BLUE

AROUND LARGER 2ND LEVEL WINDOW



BUILDING B





HARDIE PLANK - LIGHT MIST

AROUND SMALL 2ND LEVEL WINDOW & PORCH



HARDIE SHAKE SHINGLES - HARRIS CREAM

LARGE GABLES



ROOF - BLACK WALNUT



NATURAL STONE - KENSTONE LAKE

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HARDIE SHAKE SHINGLES - ARTIC WHITE

SMALL GABLES

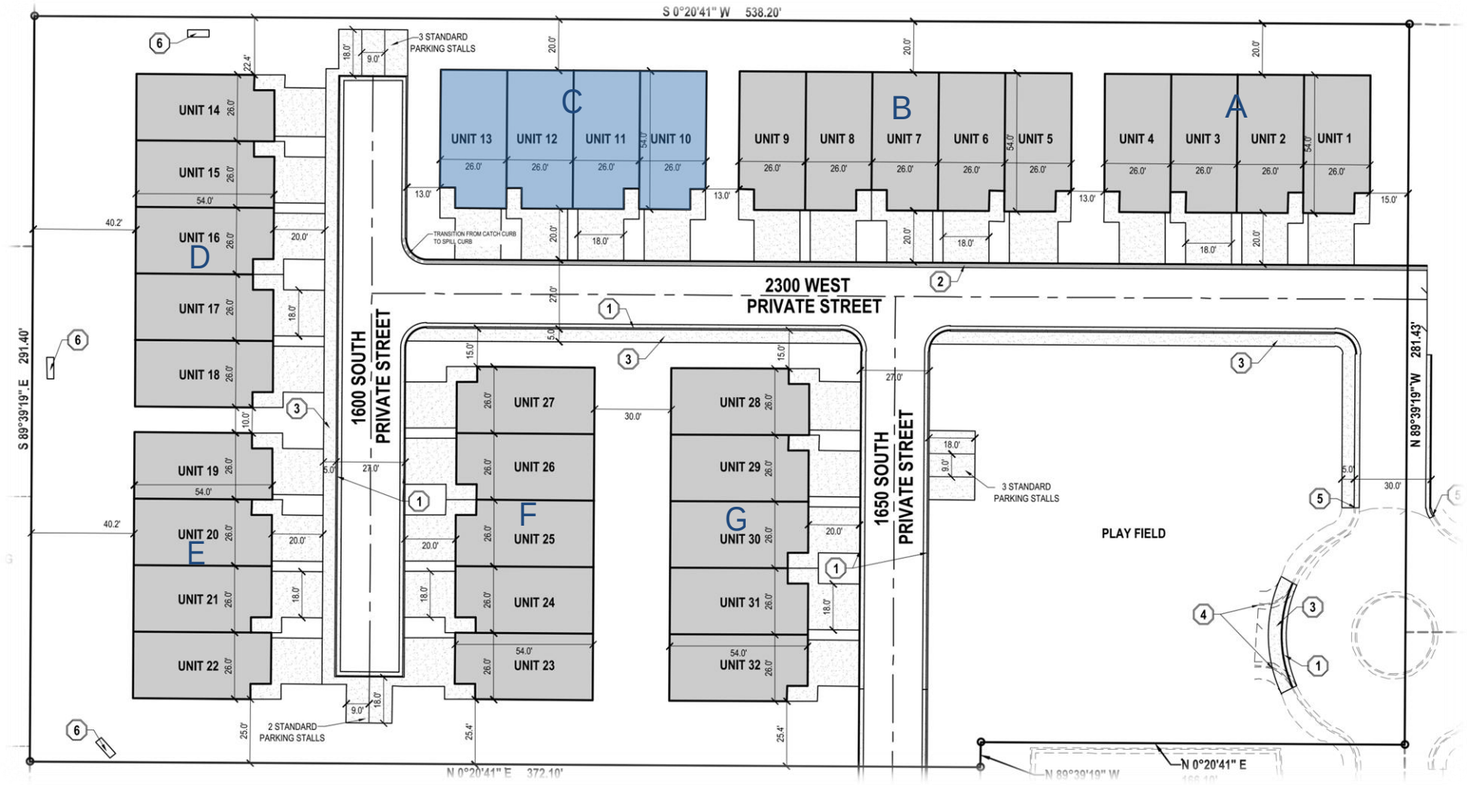


HARDIE PLANK - EVENING BLUE

AROUND LARGER 2ND LEVEL WINDOW



BUILDING C





HARDIE PLANK - LIGHT MIST

AROUND SMALL 2ND LEVEL WINDOW & PORCH



HARDIE SHAKE SHINGLES - HARRIS CREAM

LARGE GABLES



ROOF - BLACK WALNUT



NATURAL STONE - KENSTONE LAKE

PORCH WAINSCOT & AROUND GARAGES



HARDIE SHAKE SHINGLES - ARTIC WHITE

SMALL GABLES

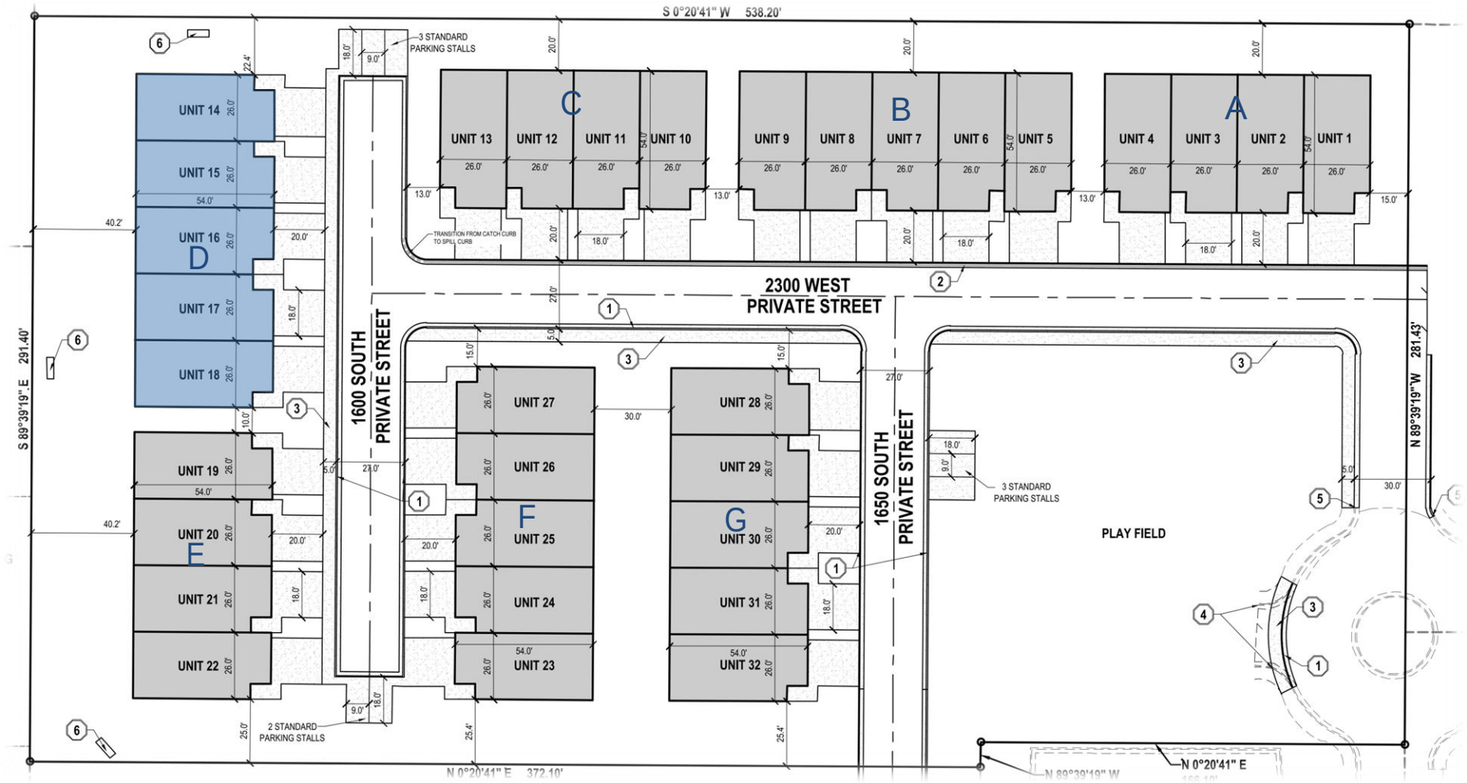


HARDIE PLANK - EVENING BLUE

AROUND LARGER 2ND LEVEL WINDOW



BUILDING D





HARDIE PLANK - LIGHT MIST

AROUND SMALL 2ND LEVEL WINDOW & PORCH



HARDIE SHAKE SHINGLES - HARRIS CREAM

LARGE GABLES



ROOF - BLACK WALNUT



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HARDIE SHAKE SHINGLES - ARTIC WHITE

SMALL GABLES

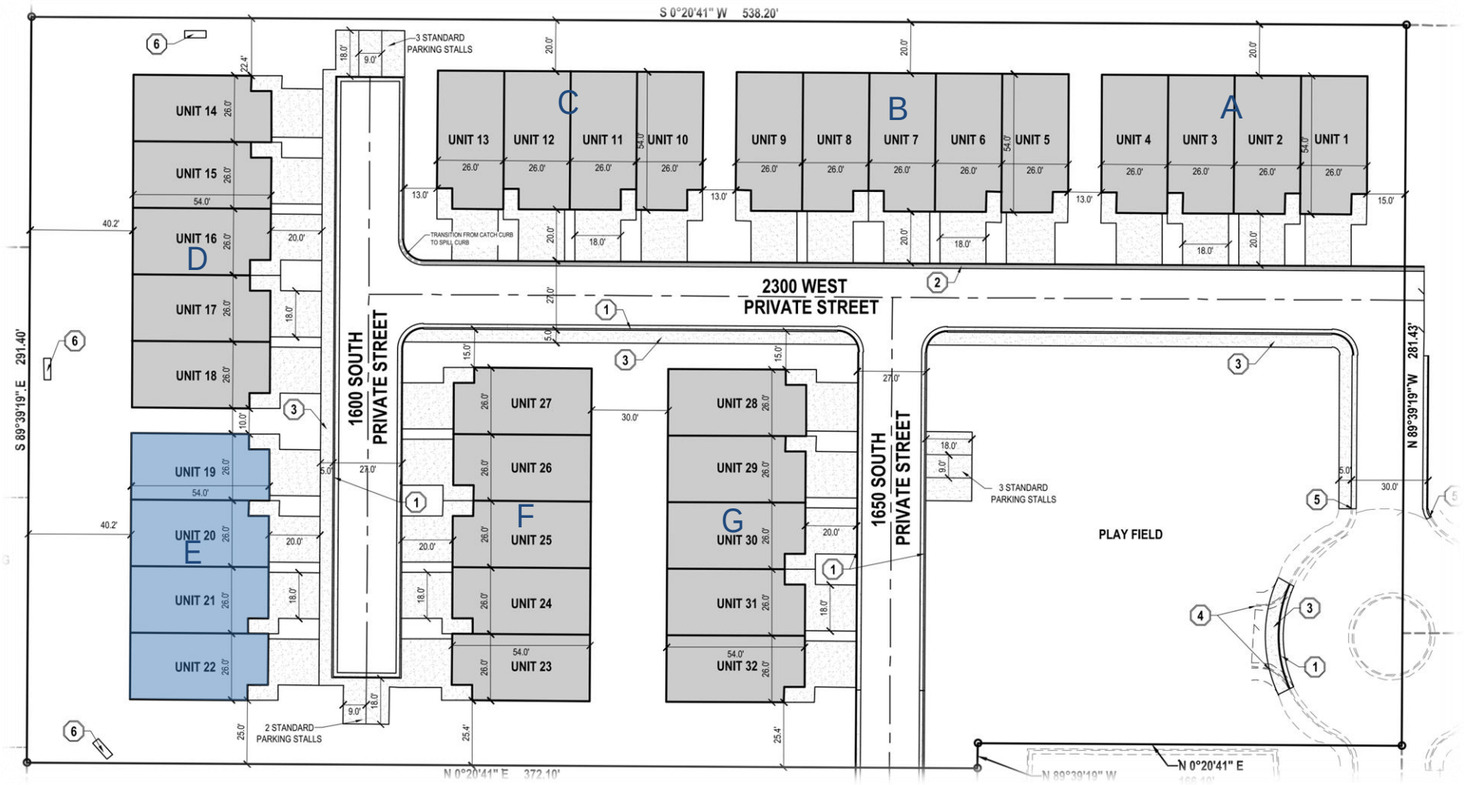


HARDIE PLANK - EVENING BLUE

AROUND LARGER 2ND LEVEL WINDOW



BUILDING E





HARDIE PLANK - LIGHT MIST

AROUND SMALL 2ND LEVEL WINDOW & PORCH



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LARGE GABLES



ROOF - BLACK WALNUT



NATURAL STONE - KENSTONE LAKE

PORCH WAINSCOT & AROUND GARAGES



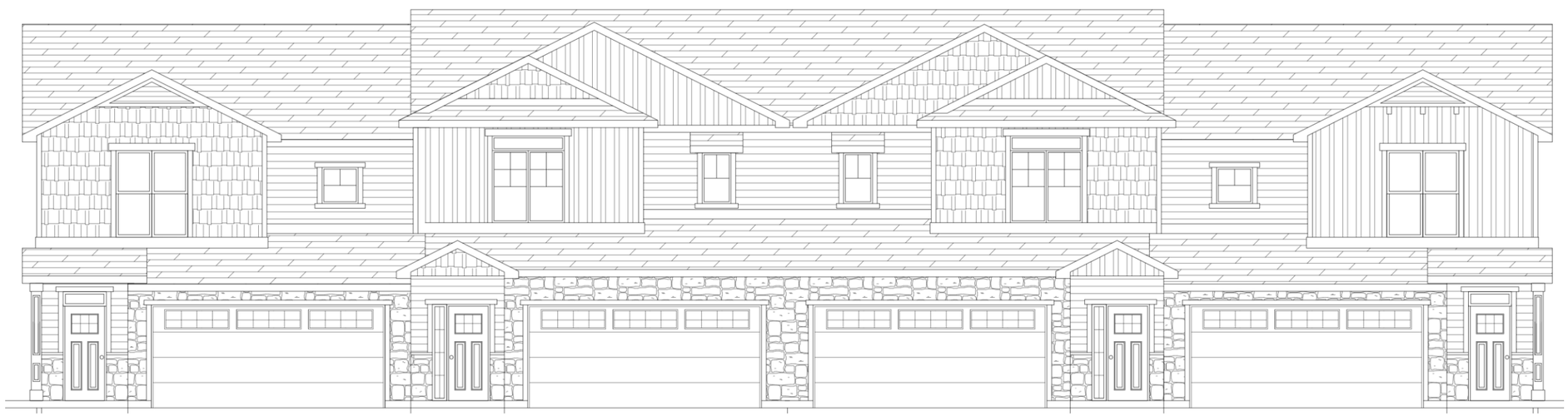
HARDIE SHAKE SHINGLES - ARTIC WHITE

SMALL GABLES

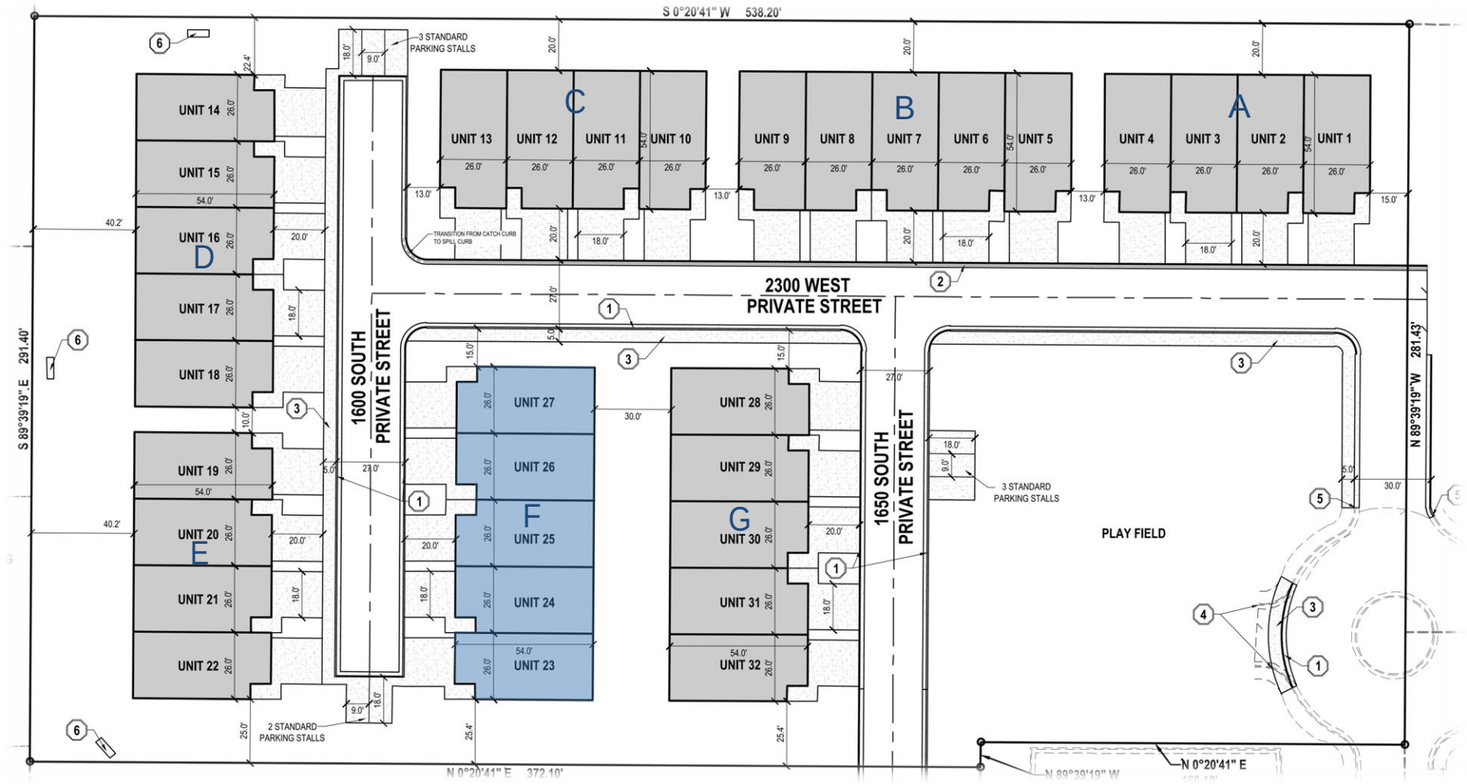


HARDIE PLANK - EVENING BLUE

AROUND LARGER 2ND LEVEL WINDOW



BUILDING F





HARDIE PLANK - LIGHT MIST

AROUND SMALL 2ND LEVEL WINDOW & PORCH



HARDIE SHAKE SHINGLES - HARRIS CREAM

LARGE GABLES



ROOF - BLACK WALNUT



NATURAL STONE - KENSTONE LAKE

PORCH WAINSCOT & AROUND GARAGES



HARDIE SHAKE SHINGLES - ARTIC WHITE

SMALL GABLES

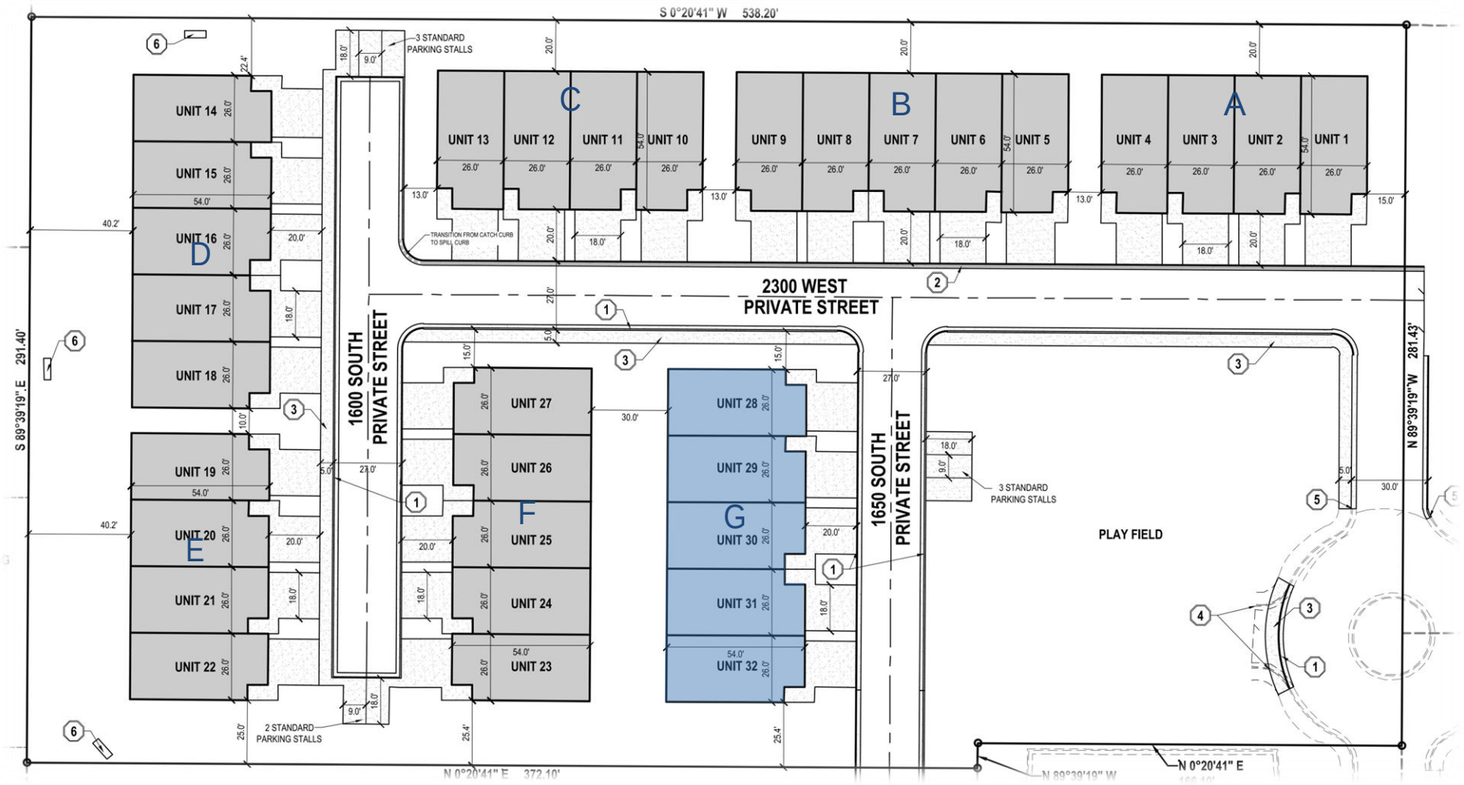


HARDIE PLANK - EVENING BLUE

AROUND LARGER 2ND LEVEL WINDOW



BUILDING G





HARDIE PLANK - LIGHT MIST

AROUND SMALL 2ND LEVEL WINDOW & PORCH



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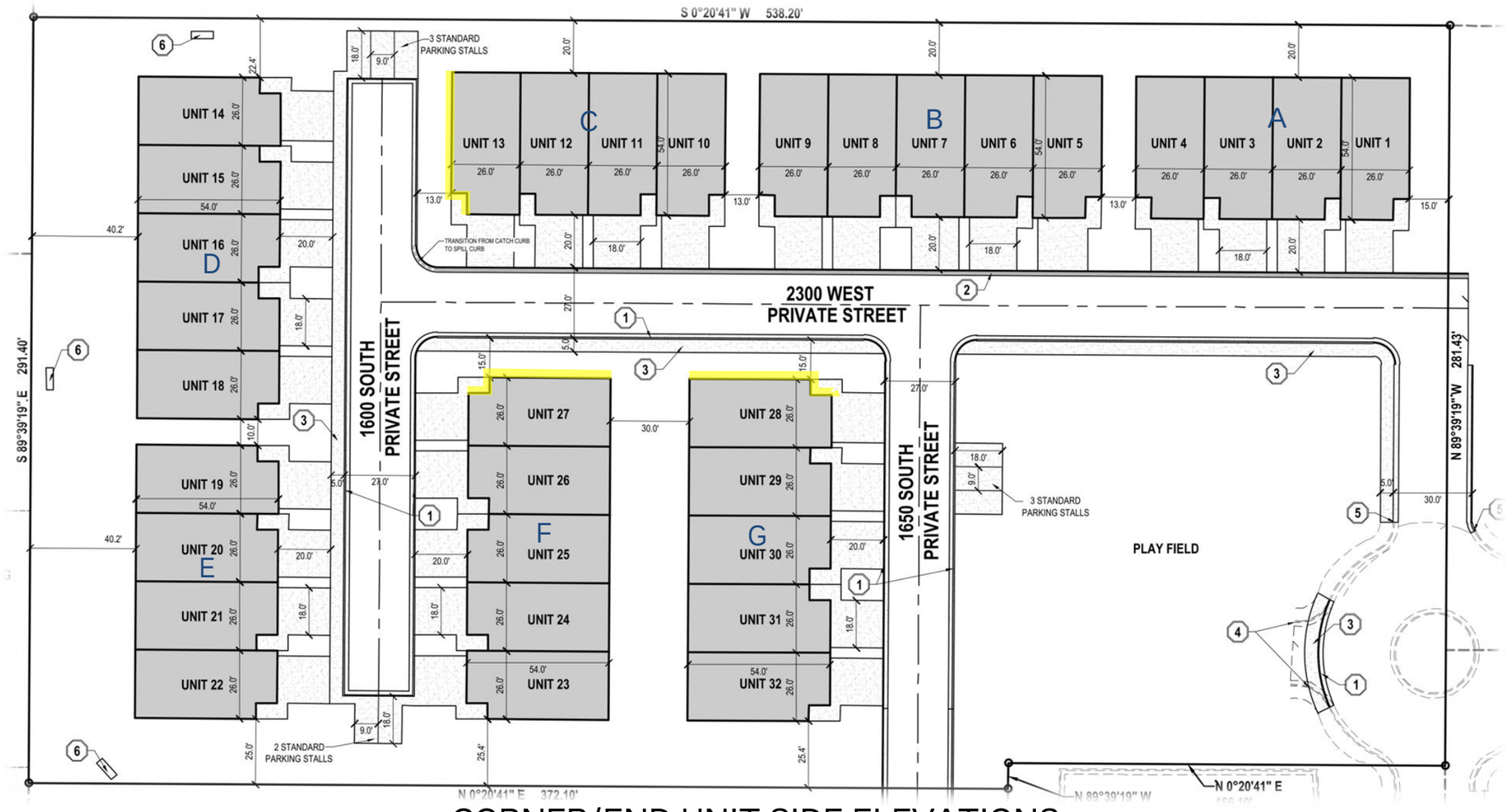


HARDIE PLANK - EVENING BLUE

AROUND LARGER 2ND LEVEL WINDOW



ASPIRE at CANTERBURY PARK



CORNER/END UNIT SIDE ELEVATIONS



RIGHT ELEVATION - UNIT 28



LEFT ELEVATION - UNITS 13 & 27

ORDINANCE NO. 2021-23

AN ORDINANCE AMENDING THE SYRACUSE CITY ZONING MAP RELATED TO PROPERTY LOCATED AT 2376 WEST 1700 SOUTH.

WHEREAS, the City Council has the authority, pursuant to state law, to establish zoning designations for the health, welfare, comfort and safety of is residents and those visiting the City; and

WHEREAS, the owner of property at 2376 West 1700 South, Davis County, has requested a zone change for two parcels of property (Davis County Parcel ID # 12-710-0007 & 12-710-0001) from General Commercial (GC) to Planned Residential Development (PRD); and

WHEREAS, as required under the PRD ordinance, the Applicant and City have produced a development agreement for the Council's consideration, to govern the development of the land and ensure that what has been proposed to the Council will be actually constructed;

WHEREAS, the Planning Commission conducted a public hearing on the issue and recommended the zone change; and

WHEREAS, the Council finds that the amendment is consistent with the general plan map and advances the interests of the community,

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

Section 1. **Amendment.** The zoning designation for the property located at 2376 West 1700 South is changed from GC to PRD, as shown on a map attached in Exhibit A.

Section 2. **Development Agreement.** The Mayor is authorized to execute the Development Agreement, which is attached to this Ordinance and incorporated by this reference.

Section 3. **Severability.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 4. **Effective Date.** This Ordinance shall become effective immediately after publication or posting.

Signatures appear on next page

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 10th DAY OF AUGUST, 2021.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, MMC
City Recorder

Mayor Mike Gailey

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Bingham	____	_____
Councilmember Bolduc	____	_____
Councilmember Maughan	____	_____
Councilmember Savage	____	_____
Councilmember Teague	____	_____

Exhibit A

COUNCIL AGENDA
August 10, 2021

Agenda Item **#11** Rules and Bylaws Addressing Electronic Meetings

Factual Summation

- Any question regarding this agenda item may be directed at Paul Roberts or Cassie Brown.

- Please see attached draft changes to the City Council Rules of Procedure and Planning Commission Bylaws.

- As discussed at our last work session, the proposed rule change has been amended to include an expectation that Councilmembers will attend in person if they are both in town and well enough to do so. A provision is included that indicates that extenuating circumstances will be accommodated when they arise.

- The resolution also includes a recission of the previous Electronic Meeting Policy that was adopted in 2017, due to the same ground being covered by these changes.

Action Items

The following items outline the action items for this evening:

1. Whether to adopt, reject or amend and adopt these proposed amendments.

RESOLUTION R21-37

A RESOLUTION OF THE SYRACUSE CITY COUNCIL AMENDING THE CITY COUNCIL BYLAWS RELATED TO ELECTRONIC MEETINGS.

WHEREAS, the City Council, pursuant to Syracuse Mun. Code § 2.10.120, maintains bylaws for the orderly conduct of its meetings and business; and

WHEREAS, the City Council has conducted business electronically most of 2020 and much of 2021; and

WHEREAS, the Council has discovered that electronic participation in meetings is a more convenient option for some citizens, and aids the councilmembers who may be out of town, ill or otherwise unable to attend in person; and

WHEREAS, the Council wishes to authorize and govern the electronic and hybrid meeting formats via a formal rule change; and

WHEREAS, the Council finds that the accompanying rule changes are appropriate and will aid in the orderly conduct of electronic and hybrid meetings,

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

Section 1. Amendment. The Syracuse City Council Bylaws Section 4(G) is amended as provided in Exhibit A, which is incorporated by this reference.

Section 2. Recission of Resolution R17-39. This Resolution rescinds Resolution R17-39, Electronic Meeting Policy.

Section 3. 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 4. Effective Date. This Resolution shall become effective immediately following an affirmative vote of the majority of the voting members of the Council.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS ___th DAY OF AUGUST, 2021.

SYRACUSE CITY

ATTEST:

_____ By:_____

Cassie Z. Brown, MMC Mike Gailey

City Recorder Mayor

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Bingham	___	_____
Councilmember Bolduc	_____	_____
Councilmember Maughan	_____	_____
Councilmember Savage	_____	_____
Councilmember Teague	_____	_____

EXHIBIT A

SYRACUSE CITY COUNCIL

RULES OF ORDER AND PROCEDURE TO GOVERN PUBLIC MEETINGS OF THE LEGISLATIVE BODY

1. PURPOSE.

These policies and procedures are designed and adopted for the purpose of providing guidelines for the members of the Syracuse City Council in the performance of their duties and conducting their meetings. The City Council shall be governed by the provisions of all applicable State Statutes, City Ordinances, and these rules. Nothing in these rules shall be interpreted to provide independent basis for invalidating or in any way altering a final decision of the Council unless otherwise provided by City ordinance, or State Law. Nor shall anything herein be construed so as to provide or create an independent cause of action for any person or action.

2. ORGANIZATION

A. Mayor. The Mayor is the Chief Executive and Administrative Officer of the City. Except as otherwise provided herein, he/she shall sign his/her name officially for and in behalf of the City, and shall sign all deeds, bonds, bills, notes, obligations, and other agreements, documents, and papers to which the City is legally a party and shall perform such other duties as may be provided by law or ordinance. During his/her temporary absence or disability the City Council shall elect a Councilmember to act as Mayor pro tem, who, during such absence or disability, shall possess the power of Mayor.

B. Duties of the Mayor.

i. To preside at all meetings of the Council and shall provide general direction for the meetings;
ii. To call the Council to order, and proceed with the order of business;
iii. To announce the business before the Council in the order in which it is to be acted upon;
iv. To receive and submit in the proper manner all motions and propositions presented by the members of the Council;
v. To put to vote all questions which are properly moved, or necessarily arise in the course of proceedings and to announce the result thereof;
vi. To inform the Council, when necessary, or when referred to for that purpose, on any point of order or practice. In the course of discharge of this duty, the Mayor shall have the right to call upon Legal Counsel for advice;
vii. To authenticate by signature, when necessary, or when directed by the Council, all acts, orders, and proceedings of the Council'
viii. To maintain order at meetings of the Council;

ix. To move the agenda along, hold down redundancy, reference handouts and procedures in a sensitive way during meetings;
x. Recognize speakers and Councilmembers prior to receiving comments and presentation of physical evidence, i.e., plans and pictures; and
xi. The Mayor will not participate in the voting procedures unless authorized to do so by provisions of State law or City Ordinance.

C. **Duties of Mayor Pro Tem.** In the absence of the Mayor, a Mayor pro tem is appointed. This appointment is made via resolution adopted by the Council at the beginning of each calendar year. The Council will assign the position of Mayor pro tem, second Mayor pro tem, and third Mayor pro tem to three different Councilmembers. The assignment of the Mayor pro tem positions will remain unchanged until a subsequent vote of the Council. The Mayor pro tem, during the absence of the Mayor, shall have and perform all the duties and function of the Mayor.

D. **City Recorder.** The City Recorder shall serve as the secretary of the Council. The City Recorder shall have the following duties:
i. To give notice of all City Council meetings;
ii. To keep and record the minutes of the proceedings of the City Council;
iii. To keep and maintain a permanent record file of all vital documents and papers pertaining to the work of the Council;
iv. Is authorized to sign the meeting minutes after said minutes have been approved by the City Council; and
v. To perform such other duties as may be required.

3. DUTIES OF COUNCILMEMBERS.

A. **Meeting Attendance.** Every member of the Council shall attend the sessions of the Council unless duly excused or unless unable to attend because of extenuating circumstances. Any member desiring to be excused shall notify the City Recorder. The City Recorder shall call the same to the attention of the Mayor.

B. **Conflict of Interest.** A Councilmember to whom some private benefit may come as a result of a Councilmember action shall not participate in the action.
i. The private benefit may be direct or indirect; create a material or personal gain; or provide an advantage to relations, friends, or to groups and associations which hold some share of the person's loyalty. However, membership itself in a group or organization shall not be considered a conflict of interest as to Council action concerning such group or unless a reasonable person would conclude that such membership in itself would prevent an objective consideration of the matter.

ii. A Councilmember experiencing, in their opinion, a conflict of interest, shall declare that interest publicly, abstain from voting on the action, and be excused from the room during consideration of the action. That Councilmember shall not discuss the matter privately with any other Councilmember.

iii. A conflict of interest may exist under these rules although a Councilmember may not believe an actual conflict does exist; therefore, a Councilmember who has any questions as to whether a conflict of interest exists under these rules shall raise the matter with the remaining Councilmembers and the City Attorney in order that a determination may be made as to whether a conflict of interest exists.

iv. No Councilmember shall engage in any transaction in which the Councilmember has a financial interest, direct or indirect, with the agency or jurisdiction that the official serves unless the transaction is disclosed publicly and determined to be lawful.

v. The requirements of Section 10-3-1301 et. Seq. of the Utah Code, known as the "Municipal Officers' and Employees' Ethics Act", shall be adhered to. If a conflict exists between these policies, State law, or City ordinance, the most strict shall apply.

C. Gifts and Favors. Gifts, favors, or advantages must not be accepted if they are offered because the receiver holds a position of public responsibility. It is very important that Councilmembers be fair and impartial in their dealings with the public and that they serve all citizens equally. It is not enough to avoid favoritism; Councilmembers should strive to avoid even the appearance of giving preference to one citizen or business over another.

i. The value of a gift or advantage and the relation of the giver to public business should be considered in determining acceptability. Small gifts that come in the form of business lunches, calendars, or office bric-a-brac are often, but not always, acceptable. In cases of doubt, Councilmembers should refuse.

ii. Councilmembers should not accept gifts from outside agencies which may be competing or applying for City business, permits, or development decisions. Accepting gifts not only gives the appearance of favoritism, but may create an embarrassing and possibly unlawful position for the City. Items of small value such as calendars, pencils, etc. with advertising or logos are acceptable, but large items such as clothing, equipment for personal use, etc. should be declined.

D. Councilmember Removal.

A Councilmember may be fined or expelled from a meeting for disorderly conduct upon a two-thirds (2/3) vote of all members.

E. **Treatment of Information.** It is important to discriminate between Council information that belongs to the public and Council information that does not.

i. Generally, final reports and official records of City Departments must be open on an equal basis to all inquiries.

ii. Information considered private, controlled, or protected that is learned in the course of performing Council duties must be treated in confidence if specifically requested by the applicant, or as dictated by State law. Such information becomes public when an application for official action is submitted.

iii. Information contained in studies that are in progress should not be divulged except in accordance with established City policies on the release of its studies.

F. **Decorum.**

i. Members of the Governing Body shall not engage in personal attacks and shall restrict comments to issues before the body. Violations of decorum or conduct of Councilmembers shall be addressed by the Mayor who may declare a Councilmember out of order.

ii. Governing Body members should avoid engaging in private discourse or committing any other act, such as text messaging, which may tend to distract the attention of the Council or the audience from business before the Council, or which might interfere with any person's right to be heard after recognition by the Mayor.

G. **Training Opportunities.** Each annual fiscal year (FY) budget adopted by the City Council includes funding for training opportunities that are available to all Councilmembers; however, throughout the year, training opportunities for individual Councilmembers may arise. In these instances, electronic communication will be sent to the entire City Council regarding the training opportunity and if one member of the Council is opposed to the training opportunity, an item will be included on the next regularly scheduled City Council meeting agenda to give the entire Council the ability to discuss the matter further and offer their approval or disapproval of an expense from the City Council budget for such training opportunity.

4. MEETINGS.

A. **Place.** All meetings of the City Council shall be held in the City Council Chambers of City Hall, 1979 W. 1900 S., Syracuse, Utah, or at such other place as the Syracuse City Council may designate.

B. **Business Meetings.** Business meetings of the City Council shall be held on the second Tuesday of each month beginning at 7:00 p.m.

C. **Work Sessions.** Work sessions may be held on the fourth Tuesday of each month beginning at 6:00 p.m. Work sessions are informal in nature and designed to facilitate open discussion and problem-solving among participants. The Mayor facilitates discussion and recognizes speakers, such as City staff, consultants, and members of the public who have been invited to provide input to the Council.

D. **Special Meetings.** Special meetings may be ordered by the Mayor or by any two (2) members of the Council if the business of the City requires it. Special Council meetings shall be properly noticed at least 24 hours in advance of the meeting.

E. **Emergency Meetings.** Emergency meetings may be called by the Mayor or by two (2) members of the Council for urgent matters. An attempt will be made to notify all Councilmembers of the meeting. In accordance with 10-3-502 et. Seq. of the Utah Code, a majority of the Council must vote to hold the Emergency Meeting.

F. **Closed Meetings.** Closed meetings may be held to consider certain sensitive matters as allowed by 52-4-205 et. Seq. of the Utah Code. A majority of the Council must vote to convene a closed meeting.

G. **Electronic Meetings.** The procedures to be followed at the electronic meeting shall be the same as those followed by the City Council in a non-electronic open and public meeting of the City Council. ~~The Mayor, or Mayor Pro-tempore, shall conduct the meeting and the meeting shall be held pursuant to the agenda posted for that meeting. Prior to commencing the electronic meeting, an electronic link shall be established with all participants and the anchor location. Minutes shall be kept for the meeting in accordance with the requirements of the Open Meetings Law. Following passage of a motion to adjourn, the electronic link shall be terminated and the meeting shall be deemed concluded.~~

i. When connected remotely, councilmembers are considered "present" for purposes of forming a quorum, voting and any other council business.
ii. Unless a meeting is entirely virtual, Councilmembers shall attend City Council Meetings in person if they are in town and physically well enough to attend. It is understood that extenuating circumstances reasonably may prevent or delay attendance.
iii. All City Council meetings shall permit remote participation by the public, applicants, staff and councilmembers.

a. Failure of remote participation technology does not require the meeting to end or be postponed, unless there is no longer a quorum present.

b. Councilmembers shall enable their video-camera throughout the meeting unless it is not feasible to do so.

c. Individuals who have not been specifically recognized by the Mayor to speak may have their microphones muted by staff or a virtual meeting host.

d. Individuals who interrupt proceedings, who repeatedly turn on their microphones without being recognized, or who disrupt proceedings may be disconnected from the meeting at the Mayor's direction, unless that individual is a Councilmember. Councilmembers may only be disconnected pursuant to a vote under subsection 3(D) of these Rules.

iv. There is no requirement that a certain number of councilmembers be present at an anchor location.

v. A meeting that is intended to be entirely virtual will so indicate on the agenda, and an anchor location for the public's use will be provided unless otherwise excused by Utah law.

vi. If an electronic meeting is closed, the following applies:

a. All participants of the closed meeting must be alone within a room with a closed door.

b. All participants must utilize headphones or other means to prevent others in their proximity from listening to the proceedings.

c. Participants are prohibited from recording the proceedings, except the City Recorder or a designee.

~~a.~~d. Participants or Councilmembers shall be held personally responsible for their disclosure or leak of confidential, protected or private information that is discussed or shown during a closed session, even if the dissemination was unintentional. Knowing dissemination of such records is criminally punishable.

H. **Public Hearings.** Public hearings are generally part of a scheduled and noticed business meeting agenda and shall consist of those items for which the Council is legally required to hold a hearing or for those items for which the Council would like to receive public input. Public hearings will be held after providing proper notice as required by state law or City ordinance for the particular subject matter to be addressed. Such hearings shall include, but not be limited to, those matters for which a public hearing is required by state law or City ordinance. Matters for which state law or City ordinance requires a public hearing will be automatically scheduled by

City administration. By majority vote, the Council can direct City administration to schedule a public hearing on any other topic.

i. When a public hearing is held, a member of the City staff having knowledge about the issue will first present information on the issue and answer questions.
ii. The Mayor will then declare the public hearing as opened or convened.
iii. At that point, all parties interested in addressing the issue are invited to speak before any discussion is held by the Council or before any motion is made. The Mayor may provide a time limit for those addressing the Council during a public hearing.
iv. Each individual who speaks will state his or her name and address before proceeding.
v. After all individuals who desire to speak have spoken, or after an amount of time determined to be sufficient, the Mayor will announce the potential closure of a public hearing two times before declaring the public hearing closed.
vi. The Council may vote to continue a public hearing to a future specified date, time, and location if there is insufficient time to take all public comment during a particular Council meeting.
vii. A public hearing can be reopened only upon a showing of exceptional circumstances and a two-thirds vote of the Council.
viii. After the public hearing is closed the Council may proceed with discussion on the matter at hand. When discussion by the Council is finished, a motion and second may occur concerning the item and the Council will subsequently vote.

I. **Quorum.** Three (3) members of the Council shall constitute a quorum thereof for the transaction of all business except where otherwise required.

J. **Content.** Discussions in the meetings are to be limited to agenda items and issues reasonably related thereto. Comments or presentation by the public are to be limited to relevant issues. In order to ensure that the meetings proceed timely and orderly, the Mayor may impose a time limit on those desiring to address the Council.

K. **Public Comment.** Individuals addressing the Council during the public comment period of the meeting or during a public hearing shall be given a time limit of not less than three minutes. Public comment periods will be included at the beginning and end of business meeting agendas and at the beginning of extended work session agendas; the Council may also accept public input for each item listed on an extended work session agenda as discussion of each item warrants. Any person who disrupts the meeting by

exceeding a time limit, discussing irrelevant issues, or otherwise, may be removed at the direction of the Mayor.

L. **Comments Submitted by Public.** Members of the public may submit comments to be presented during the meeting, including for an item set for public hearing, by sending them to the Mayor or City Recorder at least six (6) hours before the meeting, subject to the following requirements:

i. The written comment must specifically state that the sender is requesting that it be read during the meeting; an email to a Councilmember or staff member without such a statement will not be read during the meeting or made a part of the record.

ii. The submitter's name and city of residence must be attached to the comment and read as part of the submission. No anonymous comments will be accepted into the record or read.

iii. A staff member will read the submitted comment for no longer than three (3) minutes. A comment that exceeds that amount will remain in the record but will not be read in its entirety during the meeting.

iv. A person who has had a comment read into the meeting may not also provide oral comment during the comment or hearing period.

v. If the comments relate to a specific agenda item for which an applicant is requesting action, then the comments will be forwarded to the applicant at least one (1) hour before the meeting.

vi. If multiple copies of the same correspondence are submitted, such as through a form letter or petition, the comment will only be read once, with the reader indicating the names of the individuals who signed the letters or petition.

M. **Time.** If a meeting has not adjourned by 10:00 p.m., the Council shall hold a vote on whether to adjourn the meeting or set a later time for adjournment. Items on the agenda that are not heard as a result of this rule shall be placed on the next agenda.

N. **Additional Guidelines.** In addition to these policies and procedures, the Council may invoke additional guidelines as necessary to address issues as they arise so long as they are consistent with the nature and intent with content herein.

5. MOTIONS.

A. **Making of Motions.** Any Councilmember except for the Mayor may make or second a motion. Motions should state findings for denial or approval within the motion:

i. Findings should be included in the beginning of the motion.
ii. Staff reports should be in sufficient enough detail to assist the Council in stating findings.
iii. All motions should be repeated at the direction of the Mayor.

B. **Second Required.** Each motion of the City Council must be seconded by a member of the Governing Body; the Mayor is not allowed to second a motion. A motion that is not seconded is considered failed or dead.

C. **Withdrawing a Motion.** After a motion is stated by the Mayor or read by the City Recorder, it shall be deemed in the possession of the Council, but may be withdrawn at any time before decision or amendment by the unanimous consent of the Council.

D. **Motion to Table.** A motion to table an agenda item for further study should be accompanied by specific reasons for continuing the matter and, whenever possible, a specific date to rehear the matter should be scheduled.

E. **Amending Motions.** When a motion is pending before the Council any member may suggest an amendment; the amendment requires a second with a voice vote on the proposed amendment. After voting upon the amendment motion the Council will vote on the initial motion, if necessary.

F. **Amending Amendments to Motions.** An amendment to a motion may be amended, no second required, at any time prior to the Mayor calling for a vote on the motion. The amendment to the amendment must be accepted by the author and the member making the second in order for the stated motion to be amended. The author and the member making the second may choose not to accept the additional amendment.

G. **Substitute Motions.** A substitute motion, which shall replace the original motion, may be made prior to a vote on the original motion.

H. **To Reconsider a Motion.** To recall a previous motion for further evaluation and/or action, a motion for reconsideration may be made by a Councilmember who voted with the majority. The motion to reconsider must pass with a majority vote. If it is determined that the motion should stand as previously approved no formal vote is necessary. If the former motion is to be amended or made void, the motion shall be put to a formal vote of the Council. Motions to reconsider a previous motion must take place during the same meeting the motion was made or when the minutes containing that particular item are approved.

I. **Motion to Recess.** A motion shall be made to break for a specific purpose while also stipulating a specific time to reconvene the meeting. The time to reconvene must be during the same day as the meeting in which the motion to recess was made.

J. **Motion to Adjourn.** A motion to adjourn the meeting shall be made at the end of each City Council meeting. The motion requires a second and is not debatable.

6. VOTING.

Except as otherwise specifically provided in these rules, a majority vote of the Council shall be required and shall be sufficient to transact any business before the City Council.

A. **Changing a Vote.** No member shall be permitted to change his/her vote after the decision is announced by the Mayor.

B. **Tie Votes.** Tie votes shall be broken by the Mayor casting a vote.

C. **Conflict of Interest/Disqualification.** Any member declaring a conflict of interest shall be disqualified and shall leave the bench and sit in the audience and shall not participate in the discussion and vote pertaining to that particular matter.

D. **Minimum Votes Required.** Unless otherwise provided herein, a minimum of three (3) affirmative votes are required to make a determination on any item presented to the City Council.

E. **Method of Voting.** For all ordinances, resolutions, and actions that would create liability for the City, or at the request of any Councilmember, a roll call vote shall be taken with either a "yes" or "no" vote. All votes shall be recorded. Voting on all other actions may be done by voice vote or other effective method. The result of those votes shall also be recorded.

7. AMENDMENTS.

These rules may be amended at any business meeting of the City Council by an affirmative vote of the Council, provided that such amendment has been presented in writing to each member of the Council at least 48 hours preceding the meeting at which the vote is taken. Proposals to amend said rules shall also be properly advertised on the business meeting agenda.