



SYRACUSE CITY

Syracuse City Council Special Business Meeting – ****AMENDED**** November 15, 2022 –6:00 p.m.

In-Person Location: Syracuse City Hall, 1979 W. 1900 S.

Electronic Via [Zoom](#)

Connect via telephone: +1-301-715-8592 US, meeting ID: 822 3532 1492

Streamed on Syracuse City [YouTube Channel](#)

1. Meeting called to order
Invocation or thought
Pledge of Allegiance
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.gov, by 4:00 p.m. on November 15, 2022. Comments submitted by the deadline will be read for the record of the meeting.)*
3. Approval of Minutes: (2 min.)
 - a. September 27, 2022 Work Session.
 - b. September 27, 2022 Special Meeting.
 - c. October 11, 2022 Regular Meeting.
4. Proposed Ordinance 2022-30 amending Syracuse City Code Section 10.125.120 related to preliminary requirements for proposed development within the Sensitive Overlay Zone. (10 min.)
5. Proposed Resolution R22-36 authorizing the execution of a Consultant Services Agreement with Blu Line for design services for the West Davis Corridor (WDC) aesthetics improvement project. (10 min.)
6. Authorize Administration to award contract for Syracuse Secondary Reservoir Project Phase 2. (10 min.)
7. 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.gov, by 4:00 p.m. on November 15, 2022. Comments submitted by the deadline will be read for the record of the meeting.)*
8. Mayor/Council announcements.
9. Recess to convene in special Redevelopment Agency (RDA) business meeting.
10. Reconvene.
11. Consideration of adjourning into Closed Executive Session pursuant to the provisions of Section 52-4-205 of the Open and Public Meetings Law for the purpose of discussing the character, professional competence, or physical or mental health of an individual; pending or reasonably imminent litigation; or the purchase, exchange, or lease of real property (if necessary).
12. 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 10<sup>th</sup> day of November, 2022 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 November 10, 2022.

CASSIE Z. BROWN, MMC  
SYRACUSE CITY RECORDER



# CITY COUNCIL AGENDA

November 15, 2022

Agenda Item #3

Approval of Minutes.

***Factual Summation***

- Please see the draft minutes of the following meeting(s):
  - a. September 27, 2022 City Council Work Session.
  - b. September 27, 2022 City Council Special Business Meeting.
  - c. October 11, 2022 City Council Business Meeting.
- Any question regarding this agenda item may be directed at Cassie Brown, City Recorder.

Minutes of the Syracuse City Council Work Session Meeting, September 27, 2022

Minutes of the Work Session of the Syracuse City Council, held on September 27, 2022 at 6:00 p.m., in a hybrid in-person/electronic format via Zoom, meeting ID 819 7097 7408, in-person in the City Council Conference Room 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  
Jennifer Carver  
Jordan Savage  
W. Seth Teague  
Paul Watson

***DRAFT***

Mayor Dave Maughan  
City Manager Brody Bovero  
Deputy City Recorder Marisa Graham

City Employees Present:

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

The purpose of the Work Session was to receive public comments; discuss parking issues at Syracuse High School; receive a presentation regarding the West Davis Corridor Land Use study report; review/discuss Founders Park improvement project; review/discuss options for Stoker Park improvement project; discuss Fire Department alerting system; review/discuss draft request for proposals (RFP) for design services for West Davis Highway landscaping/aesthetic improvements project; discuss the following Planning items:

1. Application for zone change and preliminary plat for property located at approximately 3348 W. 700 S., Residential (R-1) to Residential (R-3).
2. Recommendation from Planning Commission, zone text amendment pertaining to walkout basement stair encroachments.
3. Recommendation from Planning Commission, zone text amendment pertaining to commercial dog boarding.
4. Recommendation from Planning Commission, zone text amendment pertaining to the Sensitive Overlay Zone.
5. Recommendation from Planning Commission, zone text amendment pertaining to rear setbacks in the Residential (R-2) zone.

Discuss proposed budget amendments for Fiscal Year (FY) ending June 30, 2023.

**Public comments**

Mayor Maughan invited in-person public comments.

Denise Kraus stated that she and others are present tonight to ask for help from the City in dealing with on-street parking problems in their neighborhood; the people parking on their streets are high school students.

Louis Honeycutt echoed Ms. Kraus's comments and noted that he has dealt with unsafe issues related to on-street parking; additionally, the mail delivery person is unable to deliver their mail on a regular basis due to vehicles blocking their mailbox.

Kevin Porter stated he is considering building a home in the Legacy Park Estates project, but the setback restrictions are making it difficult for him to build; he knows there has been discussion about reducing the setback from 30 feet to 25 feet, and there has been some focus on the manner in which setbacks and other development requirements can impact the value of a home. He feels the City should let economics drive home prices rather than trying to regulate that through setbacks. He stated that he has contacted other cities; Clearfield has a setback as low as 20 feet, Layton's is 25 feet, and even West Point has setbacks as low as 25 feet in certain zones. He stated he would like for Syracuse's setback to be 20 feet, but at a minimum he would recommend a 25-foot setback.

Mayor Maughan noted the agenda for tonight's meeting provided instructions for individuals to email public comments to be read for the record of the meeting. Deputy City Recorder Graham indicated the City Recorder did not receive any emailed public comments for this evening.

**Discussion regarding parking issues at Syracuse High School.**

Mayor Maughan noted that Syracuse City Administration has reached out to Syracuse High School to discuss concerns expressed by residents about on-street parking in nearby neighborhoods; the school has not engaged in discussion about the matter and the City will continue to pursue some sort of partnership with the school to help address the matter.

Mr. Bovero then reviewed a staff memo summarizing the matter; members of the City Council have received complaints from residents in the Banbury Drive/700 South area, concerning curbside parking in the neighborhood by students going to Syracuse High School. The complaints have focused on problematic issues, such as blocking driveways, mailboxes, and others. City staff has begun to look into the issue and has found the following:

- The high school has a policy of charging permit fees for parking on campus. It is understood that sophomores are not allowed to obtain a parking permit. The City suspects, however, does not know for

sure if the students who routinely park in the Banbury area are sophomores or not. It is also unknown if these students would elect to obtain a permit even if they were allowed.

- Staff has observed the parking situation on campus over the last two weeks. An actual count was conducted on Wednesday, September 20<sup>th</sup>. Staff believes these numbers are representative of a typical day:

| Student Parking at Syracuse High School |          |        |              |  |
|-----------------------------------------|----------|--------|--------------|--|
| Wed Sep 21, 2022, 9:30AM                |          |        |              |  |
|                                         | Occupied | Vacant | Percent full |  |
| East Lot                                | 382      | 100    | 79.3%        |  |
| North Lot                               | 255      | 0      | 100.0%       |  |
|                                         |          |        |              |  |
| Street Parking                          |          |        |              |  |
| 2000 West                               | 24       |        |              |  |
| Banbury                                 | 30       |        |              |  |
| 700 South                               | 14       |        |              |  |
| Total                                   | 68       |        |              |  |

- The following is a report of enforcement activity in the areas since last spring.
  - 9/7/22 –Parking Problem – Vehicle moved
  - 8/7/22 –Neighborhood Patrol at 790 South Banbury, no other info
- HCA, who recently received approval for a medical facility just north of the high school has been in discussion with the high school to share parking, which may improve the parking situation around the campus.

A few years ago, the City experienced the same problem on 1825 West just south of the high school campus. At that time, the City instituted a parking by permit only system in that neighborhood. Only residents who live in that neighborhood may obtain a parking permit. That policy seems to have been effective in preventing these problems in that neighborhood, however the students who park off-campus have simply moved to another street (Banbury Drive). The City has some options for taking action, including but not limited to:

- Working with the school district and high school to allow more students to park on campus.
- Expand the resident parking permit system to include this area.
- Expand focused parking enforcement, which may impact other areas of service in the PD or code enforcement.
- Student education efforts with the SRO at the high school

1 Mr. Bovero concluded the goal of tonight's discussion is to gain an understanding the issue and consider the next  
2 steps the City should take. He and the Mayor facilitated discussion among the Council regarding the City's options for  
3 addressing the problem. Councilmember Teague expressed disappointment that the school is unwilling to take a role in  
4 enforcing the regulations associated with the permits they issue for their students; this led to discussion/debate of the City's  
5 ability to increase enforcement efforts. They concluded by expressing support for continuance of the parking permit system  
6 for landowners in the neighborhoods near the high school, consideration of a zone in which on-street parking would be  
7 restricted and pursuing dialogue with Syracuse High School Administration relative opportunities for working jointly to  
8 address the issue. Mr. Bovero indicated that he would work on a draft policy for Council consideration responsive to the  
9 direction provided above.

10  
11 **Presentation of West Davis Corridor Land Use study report.**

12 A staff memo from the Community and Economic Development (CED) Department explained the cities that will be  
13 affected by the construction of the new West Davis Corridor (WDC) received a grant to complete a land use market study for  
14 the lands surrounding the new freeway interchanges. Syracuse has three new interchanges that will bring increased access  
15 and visibility, which will boost the feasibility of various commercial uses. The study uses various data sources to anticipate  
16 the market demand for potential land uses so that the City can properly plan ahead to capture the opportunities that will be  
17 forthcoming. This is a report that can be used to inform decisions regarding zoning applications and updates to the General  
18 Plan.

19 CED Director Steele reviewed his staff memo and introduced Rob Sant and Jason Burningham of Lewis, Young,  
20 Robertson, and Burningham (LYRB). Mr. Sant used the aid of a PowerPoint presentation to provide information regarding  
21 the findings of the study, which includes information about highest and best land use designations in Syracuse, West Point,  
22 Layton, Kaysville, and Farmington. The study considered demographics of each of the communities to determine what the  
23 market can support in terms of economic development opportunities at interchanges. Additionally, current taxable sales were  
24 taken into account, as was sales leakage in various commercial categories. Market data that was contemplated included a  
25 review of competitive office sites, competitive industrial sites, competitive commercial sites, and real estate trends. All of this  
26 data informed potential development opportunities near the three Syracuse nodes along the WDC route; supportable future  
27 development includes single family residential, commercial mixed-use, office space, multi-family residential, industrial flex,  
28 and open space. This includes neighborhood retail centers/office space, accommodation/arts uses, and different types of  
29 residential developments.

The Mayor and Council thanked Mr. Sant for his presentation and indicated they feel the information in the study report will be very helpful.

**Review/discussion of Founders Park improvement project**

A staff memo from the Parks and Recreation Department explained recently it was brought to staff's attention that the property line, dividing Founders Park and the new Maverick, was approximately 2 feet into the current developed park space. Within that few feet of the property, exists a portion of a lateral irrigation line, which irrigates the southwest turf of the park. This irrigation line runs the East/West length of their property. We have been told by the Maverick Project Foreman that they will be putting in a retaining wall and fence; therefore, this portion of the existing irrigation line will need to be relocated. With the lateral irrigation line needing to be relocated, staff considered additional improvements that can be made to the disturbed area, as well as adjacent park space, by adding concrete walking paths, replacing existing baseball/softball field backstops, and spectator areas. This is a great opportunity to increase the level of accessibility in the southwest portion of the park, while at the same time, reducing irrigation, by removing a large amount of unnecessary turf grass, and advance a CIP item one year earlier, from FY24 to FY23. Creating a connecting walking path, also gives us the opportunity to define, and designate, more permanent areas that lack trees and shade, which is something everyone wants more of in a park. To accomplish this portion of the improvements, we would like to use the money we have budgeted, currently, via the Tree Initiative Program, to plant 12-15 tree saplings (3"+ Calipers) along each side of the proposed walking path. If the addition(s) of the concrete walking paths, and spectator areas, are approved, then there will be a need to relocate a portion of the park's irrigation mainline, so it doesn't run directly underneath the concrete. Total project cost estimate is \$192,085.35; \$97,660.35 is impact fee eligible and \$94,425.00 is Capital/RAP Tax eligible. There is approximately \$80,000 in RAP tax funds available.

Assistant Parks and Recreation Director Smout reviewed the staff memo and presented a concept drawing for the project; he noted the goal of the discussion is for the Council to give staff feedback regarding whether to move forward with a request for proposals (RFP) for the Founder's Park improvements and amend the budget to include the costs for the project. He engaged in high level discussion about optional adjustments to the Park space in conjunction with this project, with the Council ultimately concluding they are supportive of proceeding to the issuance of an RFP and consideration of budget amendments. Mayor Maughan stated that a contract award should be on a City Council meeting agenda in the coming months.

**Review/discussion of options for Stoker Park improvement project**

A staff memo from the Parks and Recreation Department explained staff would like to discuss, with the Council a few different options for the Stoker Park Project:

- Option 1: Cost estimate and conceptual drawing, which includes renovation of tennis courts, renovation of the parking lot, new pavilion, new restrooms, and irrigation improvements.
  - Cost estimate of total project: \$1,020,391.65
  - Budgeted in FY2023: \$745,000.00
  - Cost difference: \$275.391.65
  - Funding sources:
    - Capital- \$275.391.65
- Option 2: Cost estimate and conceptual drawing, which includes renovation of tennis courts, renovation of the parking lot, new pavilion, new restrooms, irrigation improvements, two new volleyball pits with lights, and relocation of walkway to enhance programmable space.
  - Cost estimate of total project 1,237,171.85
  - Budgeted in FY2023: \$745,000.00
  - Cost difference: \$492,171.85
  - Funding options:
    - Capital-\$324,508.35
    - Impact Fee Eligible- \$167,663.50

Parks and Recreation Director Robinson reviewed the staff memo as well as concept plans for each of the two options that were summarized in the staff memo. Mayor Maughan stated that it is not necessary to decide which option to pursue at this point, but a decision will be necessary in the near future when the Council is asked to make some decisions regarding budget amendments.

**Discussion regarding Fire Department alerting system**

A staff memo from the Fire Chief explained the Utah Communications Authority (UCA) is expecting to complete their conversion to the new P25 radio system in late 2023 early 2024. Davis County Dispatch is expecting to be fully converted to P25 by the end of this year and will dispatch using both the new and the old system until the UCA cutoff.

Syracuse Fire has converted all base, mobile and handheld radios to P25. At the time of the P25 conversion we did not upgrade the analog station alerting system. All Davis County fire departments are in the process of converting or have converted to the US Digital paging system. Syracuse Fire will need to upgrade its station alerting system ensure continuity, improve dispatch and turnout times, and to participate in a countywide backup system. The fiscal impact of this upgrade is broken down as follows:

- Estimated one-time costs of \$131,811.06.
- Estimated on-going costs of \$2,150.00 per year.

Chief Byington reviewed his staff memo and played a video illustrating the manner in which the new alerting system will operate; there was brief discussion regarding technological specifications for the system and whether it will continue to operate during a power or network failure. Chief Byington stated he can research that issue prior to proceeding with the transition. Mayor Maughan advised staff to include an action item on the next business meeting agenda to allow the Council to vote on this matter.

**Review/discussion of draft request for proposals (RFP) for design services for West Davis Highway landscaping/aesthetic improvements project.**

A staff memo from the City Manager explained as part of all new highway projects, UDOT dedicates a percentage of the project budget to cities for aesthetic improvements. The amount allotted to Syracuse City for the West Davis Highway project is approximately \$800,000. The highway project is scheduled to be completed in 2024 but could be finished as soon as 2023. Planning for any aesthetic improvements will need to happen soon in order to coordinate irrigation, stormwater, lighting, etc. as needed. In order to design the aesthetic improvements, the City will need the services of a design consultant to work with Council on the overall vision, design options, and actual construction drawings. This could be achieved through an RFP process through the City. Budgetarily, the City has \$800,000 from UDOT to use toward improvements. The City also has the option of using additional funds from its own budget to ensure the proper amount of improvements in the designated areas along the highway and along the Antelope Drive expansion area create the intended effect. While details of the actual improvements would be discussed once the design consultant was on board, this discussion is primarily intended to review the overall process and direction for moving forward, including the budgetary discussion and direction to advertise the RFP.

Mr. Bovero reviewed his staff memo and explained that the consultant that is selected will be asked to develop three design themes for the improvements. The City will select one of the themes, which will then be used to create two concept drawings that will include materials, lighting, and landscaping elements; the City can then choose one of the drawings and work with the consultant to develop construction drawings and documents that will be used to inform the project bidding process. He asked if the Council is comfortable with proceeding with the RFP for the design consultant, to which the Council answered yes. Councilmember Teague inquired as to the budget amount for the actual design consultant work, to which Mr. Bovero answered \$50,000; the consultant will be informed that the City has \$800,000 available for the actual work to be performed.

**Planning item: Application for zone change and preliminary plat for property located at approximately 3348 W. 700 S., Residential (R-1) to Residential (R-3).**

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

|                  |                                           |
|------------------|-------------------------------------------|
| Acreage:         | 0.591                                     |
| General Plan:    | Low-Density Residential                   |
| Current Zoning:  | R-1 (Single-family at 2.3 units per acre) |
| Proposed Zoning: | R-3 (Single-Family at 4 Units/Acre)       |
| Proposed Use(s): | Single-Family Housing                     |
| Address:         | 3348 W. 700 S.                            |

The applicant is requesting approval of a rezone from R-1 to R-3 that would allow him to subdivide his property into two lots. He doesn't have enough lot width to subdivide in the R-1. He could go to the R-2, but since Trails Edge is R-3, it was assumed that the R-3 would be a better fit. The General Plan calls for low density residential which would allow all of the 'R' zones. Regardless, either zone would only net two lots given the width of the property. Multi-family residential is not allowed in the R-2 or R-3. The property is bordered by R-3 on the north and east and R-2 on the west and south. However, the homes to the west and south have recently been demolished to make way for the West Davis Corridor right of way. The property is part of the Trail's Edge subdivision which is nearly all in the R-3 Zone. Should the applicant be successful in changing the zoning, the next step would be to amend the Trail's Edge plat to split the lot. Then, lastly, building permits for two new homes would be needed. The property is currently vacant as the historic home was recently demolished. The

property will be near the West Davis Corridor but there is not access to the corridor from 700 S. The freeway will go over 700 S. The Planning Commission held a public hearing on the item on 9/20/22 and is recommending approval. It is also recommended to 'clean up' the zoning boundaries around the entire subdivision. At the time of original rezone for Trail's Edge in 2014, the zoning was limited to the property boundaries that were later adjusted. This caused some properties to have multiple zoning designations which causes confusion to the homeowner. Planning Commission will hold a public hearing on the expanded rezone boundaries on October 4, 2022 so both items can be addressed on October 11.

Mr. Steele reviewed his staff memo and the Council indicated they are comfortable proceeding to taking action on the application in the next business meeting.

**Planning item: Recommendation from Planning Commission, zone text amendment pertaining to walkout basement stair encroachments.**

A staff memo from the Community and Economic Development (CED) Department explained currently when a resident wants to add a stairway into their basement retroactively, or even for a new home, the setbacks for the zone are measured from the edge of the concrete of the stair. Zoning setbacks are in place to keep the open views and landscaping for the enjoyment of residents and for wayfinding. Technically, since the stairs are below ground, they do not impede the views much and have minimal impact to landscaping. Since the stair is concrete and tied into the foundation, the current operating procedure for our building inspectors is to measure setbacks from the edge of the stair concrete and not the edge of the home's foundation. Recently, a resident changed the zoning on his property to allow a shallower rear setback so he could add stairs into his basement. The City Council realized that while the rezone would allow the resident to accomplish what was desired, the root problem still existed. This is the reason for this potential text amendment. The Planning Commission discussed this item in their work session on August 16, 2022. They also held a public hearing and voted to forward a recommendation for approval on September 6, 2022.

Mr. Steele reviewed his staff memo and the Council indicated they are comfortable proceeding to taking action on the text amendment in the next business meeting.

**Planning item: Recommendation from Planning Commission, zone text amendment pertaining to commercial dog boarding.**

1 A staff memo from the Community and Economic Development (CED) Department explained the applicant is  
2 requesting approval of an amendment to the City Code concerning Commercial Dog Boarding and Kennel requirements. The  
3 current Code restricts commercial kennels to be set back at least 200 feet from a public street which prohibits their placement  
4 on most commercial properties in the City. It also requires that kennel owners must obtain licensing from Davis County for  
5 each dog which makes sense for residential kennels where dogs are most often owned by the property occupant but runs  
6 contrary to commercial kennels where dogs are often left for boarding by their owners.

7 The Code also requires that commercial kennels be located on parcels with at least 5 acres which rules out nearly all  
8 undeveloped commercial parcels in the City.

9 The proposed amendment to the Code removes the 200-foot setback and 5-acre minimum requirements, adds an  
10 allowance for ensuring dog licensed rather than requiring it to be obtained by the kennel owner, includes new regulations for  
11 Fully Enclosed Dog Boarding Facilities, and adds this as a permitted use in the General Commercial Zone.

12 The intent of the amendment is to allow fully enclosed boarding in commercial zones where they are most likely to  
13 be used by patrons. Breeding and animal sales are prohibited at these facilities, and they are primarily to operate as overnight  
14 and day boarding. Full enclosure, a 200-foot distance from residences, and soundproofing requirements are intended to  
15 reduce or eliminate noise impacts to surrounding residents.

16 Per Planning Commission direction on August 20, 2022, staff has included minimum square footages per dog for  
17 both play and sleeping areas along with additional requirements for cages or kennels where dogs will sleep. These changes  
18 are in accordance with recommendations from the American Society for the Prevention of Cruelty to Animals (ASPCA). The  
19 square footage requirements are at the upper end of what other municipalities require for these types of facilities (40 to 100  
20 square feet per dog).

21 On September 6th, 2022 Planning Commission held a public hearing and voted to recommend approval of this item.

22 Mr. Steele reviewed his staff memo and facilitated discussion among the Council regarding the differences between  
23 kennels and boarding facilities and whether it is necessary to adjust the language to provide a distinction between the two.  
24 They advised staff to conduct further research to determine whether the proposed text amendment would impact past kennel  
25 licenses that have already been issued and develop language that will provide a distinction between the two uses. Mayor  
26 Maughan indicated an action item can be included on the next meeting agenda regarding this matter.

27  
28 **Planning item: Recommendation from Planning Commission, zone**  
29 **text amendment pertaining to the Sensitive Overlay Zone.**

1 A staff memo from the Community and Economic Development (CED) Department explained the City's location on  
2 the shores of the Great Salt Lake create soil and wetland conditions that are sensitive to development. To protect those lands,  
3 the city has a 'Sensitive Overlay Zone'. The requirements of the ordinance are applicable to all properties 'below the bluff'.  
4 West and Southwest of Bluff Road, the elevation drops anywhere from 5-15 feet resulting in a higher concentration of  
5 wetlands and high-water table. The current requirement is for the developer to, prior to construction, hire a third-party  
6 contractor to conduct a groundwater and wetland study of the site and then submit the study to the Army Corps of Engineers  
7 for review. The Core will then issue a 'Jurisdictional Determination' or 'JD' accepting the study as being accurate or on the  
8 inverse, could dispute the study. The Army Core has historically been the ultimate authority for development in enforcing the  
9 Clean Water Act. Being the sole authority also has at times meant that projects were delayed while waiting for a JD. This  
10 text amendment would take away the requirement for a JD if they passed a two-step test of having a third-party study saying  
11 that no wetlands exist and also no wetlands being shown on a national database map of wetlands. This way, the city still does  
12 it's part by making sure the site is property studied out and wetlands protected but also helps keep projects from needlessly  
13 being delayed while waiting sometimes six months for a JD letter on a site that has two reliable sources saying that it doesn't  
14 have any wetlands. The Planning Commission held a public hearing on 9/20/22 and is forwarding a recommendation to  
15 approve this text amendment.

16 Mr. Steele reviewed his staff memo and facilitated discussion among the Mayor and Council regarding the intent of  
17 the text amendment; Mayor Maughan asked City Attorney Brass to advise the Council about the potential for the City to  
18 increase its liability associated with flooding caused by wetlands that may have not been properly examined or mitigated in  
19 advance of a development. Ms. Brass stated she feels there is the potential for the City to increase its liability and she would  
20 like to look into the matter further before recommending approval of the text amendment. City Manager Bovero provided  
21 two examples of City projects that have required the Army Corps of Engineers to review the third-party site study; the Army  
22 Corps is not performing their own study and rather, they are only reviewing the third-party study. This text amendment  
23 would simply remove the step relating to the Army Corps review and issuance of a permit when the third party's study  
24 indicates there are not wetlands on a subject property and that the Army Corps' database indicates there are not wetlands on  
25 the property. Mayor Maughan stated that his only concern is that there may be instances where maps have not been updated  
26 and studies are based upon outdated maps. Mr. Steele stated that the third party cannot rely on a map alone; they must visit  
27 the site to perform a personal evaluation of whether there are wetlands on a property. The Council concluded they would like  
28 Ms. Brass to further evaluate the proposed text amendment to determine whether it would increase the City's liability

associated with wetlands. Once such an analysis is available, the Council will be comfortable proceeding with taking action on the proposed text amendment.

**Planning item: Recommendation from Planning Commission, zone text amendment pertaining to rear setbacks in the Residential (R-2) zone.**

A staff memo from the Community and Economic Development (CED) Department explained the applicant, Ivory Homes, is requesting approval of an amendment to the City Code concerning the 30-foot rear yard setback requirement in the R-2 Zone. They are proposing a 25-foot rear yard instead because in their new subdivision Legacy Park Estates, they are having trouble fitting some of their larger floorplans on the R-2 lot. Rear yards affect how close homes will be together, especially when lots are stacked back-to-back. This amendment would mean that the homes are as much as 10' closer together. However, this would also mean that larger, more expensive homes would be able to fit on the lot, resulting in a higher end neighborhood. The more relaxed setback may also allow for more one-story homes, since larger setbacks would decrease the building area. The Planning Commission reviewed the item on September 6, 2022 and voted five to one to forward a recommendation to deny this application. They expressed a desire to, rather than amend the ordinance, use a different zone with larger lots if they wanted to place larger homes on them.

Mr. Steele reviewed his staff memo and facilitated discussion among the Council regarding the implications of the proposed text amendment; they engaged in philosophical debate regarding the appropriate setback in the R-2 zone, ultimately concluding they are comfortable considering the text amendment during a future business meeting.

**Discussion of proposed budget amendments for Fiscal Year (FY) ending June 30, 2023.**

A staff memo from the Administrative Services Director explained referenced several documents that summarized the proposed budget amendments; for capital projects, the following updates/amendments are proposed:

- New Project – 4000 W Emergency Sewer Line replacement - \$158,000
- New Project – 2400 West Extension – City Portion - \$290,000
- New Project – 1100 West Culinary/Sec/Sewer/Storm- phase 1 \$962,000
- New Project – 1290 South 12" Culinary – \$810,000
- New Project – Founders Park Improvements – \$188,000

- New Project – Fire Station Alerting System – \$132,000
- Carryover – 2000 West Improvements - \$8,200
- Carryover – Bluff Road Improvements - \$28,500
- Carryover – 2000 West Interchange Utilities - \$11,000
- Carryover – Antelope Drive/Bluff Road/3000 West Utility - \$1,933,000
- Carryover – 3000 West Improvements - \$91,000
- Carryover – 1100 South & 2100 West - \$1,264,000
- Carryover – Doral Drive (2700 South to 2200 South) - \$440,000
- Carryover – Heritage Lane/1975 South/1840 W/1800 W/1900 W/2100S/2025 S - \$738,125
- Carryover – 4000 West Overlay (Sewer District to Antelope) - \$100,000
- Carryover – Fremont Parking Lot Expansion - \$227,000
- Carryover – Fremont Park Pavilion Replacement- \$60,000
- Carryover – Fremont Park Playground Replacement - \$90,000
- Carryover – Bluff Road Trail Crossings - \$74,000
- Carryover – Water Fill Station - \$60,000
- Carryover – 500 West Phase 1- Clearfield project- \$400,000
- Carryover – 500 West Widening (2150 S to 2700 S) - \$273,000
- Revised – Stoker Park Improvements - \$898,500
- Revised - Jensen Pond Shoreline Project - \$35,000
- Revised – BMX Course Land Purchase - \$1,200,000
- Revised – BMX Course add the pump track - \$250,000
- Revised – EOC Upgrades - \$688,000

The following changes are proposed in the vehicle and capital listing budget:

- Carryover – Ladder Truck, Brush Truck, PPE for paramedics - \$110,000
- Revised vehicles – Three vehicles purchased last year – \$0
- Other changes listed above.

Changes to operational budgets include:

**General Fund – major changes**

- \$20,000 –Interest income increase.

- \$7,500– Youth Court contract.
- \$120,979 – Dispatch new server and maintenance costs.
- \$4,000 – Purchase pumpkins for pumpkin walk.
- \$22,000 – Carryover cemetery fence project.

**All Other Funds – Significant Changes**

- RAP Tax Fund - \$23,000 – Increase in RAP tax revenue.
- Park Maint. Fund - \$20,600 – Infield mix, Jensen filter, parking lot maintenance.
- Secondary Fund - \$165,000 water share cash contribution
- IT Fund - \$74,260 – network switch, carryover budget from prior year, Utopia in parks, camera and access control in parks, unemployment insurance.
- RDA Fund - \$11,700 commission for sales of ZUPAS property.
- Capital Projects Fund - \$21,000 grant for EOC.

Mr. Marshall reviewed his staff memo; there was discussion about the City’s cost for the new dispatch server and ongoing maintenance costs to be paid to the County, with City Manager Bovero noting that Administration will continue to discuss this matter with Davis County officials and other cities to determining why the costs are so high. Mayor Maughan concluded that a public hearing will be held during the October 11 meeting, after which the Council can consider formal action on the proposed budget amendments.

The meeting adjourned at 8:23 p.m.

\_\_\_\_\_  
Dave Maughan  
Mayor

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

Date approved: \_\_\_\_\_

Minutes of the Syracuse City Council Special Meeting, September 27, 2022.

Minutes of the special meeting of the Syracuse City Council held on September 27, 2022, at 8:23 p.m., held in a hybrid in-person/electronic format via Zoom, meeting ID 819 7097 7408, 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  
Jennifer Carver  
Jordan Savage  
W. Seth Teague  
Paul Watson

***DRAFT***

Mayor Dave Maughan  
City Manager Brody Bovero  
Deputy City Recorder Marisa Graham

City Employees Present:

Administrative Services Director Stephen Marshall  
City Attorney Paul Roberts  
Fire Chief Aaron Byington  
Police Chief Garret Atkin  
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 Maughan called the meeting to order at 8:23 p.m. as a special meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Councilmember.

2. Authorize Administration to execute Real Estate Purchase Contract  
(REPC) for property located at 546 W. 2525 S.

A staff memo from the Public Works Director explained Syracuse was awarded a grant \$3,720,623 from WFRC Surface Transportation Program in 2018 that is available for 2023. The grant provides a Phase Two of the Sand Ridge Parkway (500 West) widening between 2150 South to 2800 South. This house is identified on the transportation impact fee facility plan for acquisition for the road widening project. The purchase of this house would come from Transportation Impact Fee. The city is ready to move forward on design of the project after this house is acquired. It is anticipated design to occur over the winter and construction in Summer/Fall 2023. The city approached the homeowner to extend an offer based upon a fair market appraisal of \$675,000. The homeowner signed the offer asking to stay in the home for 90 days with an option to lease the home until the city must have it vacated. This amount does not include any relocation expenses.

Mr. Whiteley reviewed the staff memo and indicated the action item before the Council is whether to approve the Right-of-way Contract to purchase the house and property at 546 West 2525 South from Michael N and Susan Le McDonald.

COUNCILMEMBER TEAGUE MOVED TO AUTHORIZE ADMINISTRATION TO EXECUTE REAL ESTATE PURCHASE CONTRACT (REPC) FOR PROPERTY LOCATED AT 546 W. 2525 S. COUNCILMEMBER CARVER SECONDED THE MOTION. ALL VOTED AYE.

3. Authorize Administration to execute Reimbursement Agreement with Woodside Homes regarding 2400 West construction

A staff memo from the Public Works Director explained Woodside Homes is engaged in constructing the Parkview at Shoreline development, including the construction of 2400 West, which connects 3000 South to Gentile Road. The City owns the land to the East of 2400 West, which is being held for the future 50-acre park. As the adjoining landowner, the City will directly benefit from the installation of 2400 West, in addition to the public benefit of the road connection to Gentile; 2400 West is impact-fee eligible and appears on the City's Transportation IFFP. This Agreement calls for the City's participation in the East half of the road's construction, measured from the top-back-of-curb on each side. The parties will be responsible for sidewalks/trails that are to be installed on either side of the road. It is estimated that the City's share in this project is \$289,393.07.

Mr. Whiteley reviewed the staff memo and noted the action item before the Council tonight is to consider whether to authorize execution of the reimbursement agreement.

COUNCILMEMBER TEAGUE MOVED TO AUTHORIZE ADMINISTRATION TO EXECUTE REIMBURSEMENT AGREEMENT WITH WOODSIDE HOMES REGARDING 2400 WEST CONSTRUCTION. COUNCILMEMBER CARVER SECONDED THE MOTION. ALL VOTED AYE.

At 8:28 P.M. MAYOR MAUGHAN DECLARED THE MEETING ADJOURNED.

\_\_\_\_\_  
Dave Maughan  
Mayor

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

Date approved: \_\_\_\_\_

Minutes of the Syracuse City Council Regular Meeting, October 11, 2022.

Minutes of the regular meeting of the Syracuse City Council held on October 11, 2022, at 6:00 p.m., held in a hybrid in-person/electronic format via Zoom, meeting ID 828 5768 4242, 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  
Jennifer Carver  
Jordan Savage  
W. Seth Teague  
Paul Watson

*DRAFT*

Mayor Dave Maughan (via Zoom)  
City Manager Brody Bovero  
City Recorder Cassie Z. Brown

City Employees Present:

Administrative Services Director Stephen Marshall  
City Attorney Paul Roberts  
Fire Chief Aaron Byington  
Police Chief Garret Atkin  
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 Pro-Tem Savage 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 Bingham provided an invocation and Councilmember Teague led the audience in the Pledge of Allegiance.

COUNCILMEMBER BINGHAM MOVED TO ADOPT THE AGENDA. COUNCILMEMBER CARVER SECONDED THE MOTION; ALL VOTED IN FAVOR.

2a. Appeal hearing for the issuance of citations for secondary water regulation violations – Sue Wagner.

A staff memo from the Public Works Department explained on April 12, 2022, Resolution 22-16 was passed to promote water conservation practices by limiting watering to 2 days each week (Memorial Day to Labor Day) having geographical no-water days and having escalating enforcement of issuing warnings followed by fines for water violations. Ordinance 4.25.130 describes the water restrictions and levels of escalation for water violations in greater detail. Notices describing the water restrictions and including the map were sent to all accounts with the May utility bill. The map and restrictions are a repeat of what was established during the 2021 water year. An article was included in the Syracuse Connection Magazine in May 2022 describing the restrictions and included the map. Water restrictions notice has been on the city website since May 3, 2022. Water restrictions notice was posted on the city Facebook page on April 19, 2022. Water restrictions in this

1 area are two days a week but not on Sundays or Wednesdays. Sue Wagner resides at 2437 West 1500 South; she received a  
2 warning via door hanger on Monday June 6, a citation on July 24 via door hanger, and citations/fines were mailed to her  
3 property address on August 15. The matter before the Council tonight is to decide whether to waive any of the fines for the  
4 property owned by Mark and Susan Wagner.

5 Ms. Wagner was not in attendance and the Council concluded to continue her hearing until the next City Council  
6 business meeting.

7  
8 3. Public comment:

9 There were no public comments.

10  
11 4. Approval of minutes.

12 The following minutes were reviewed by the City Council: Work Session and Special Meetings of August 23, 2022,  
13 and Business Meeting and Special Redevelopment Agency (RDA) meeting of September 13, 2022.

14 Councilmember Teague offered a correction to the August 23 work session minutes; there was a typographical error  
15 causing an applicant to be identified by the wrong name throughout. He suggested that the name "Logan Wright" be changed  
16 to "Logan Johnson".

17 Councilmember Savage offered a correction to the September 13 business meeting minutes; there were hearings  
18 regarding appeals to reduce secondary water violation fines and on the second hearing, he voted in opposition to reducing the  
19 fine. He asked that the recorded unanimous vote be amended to reflect his opposing vote.

20 COUNCILMEMBER TEAGUE MADE A MOTION TO APPROVE THE MINUTES LISTED ON THE AGENDA  
21 AS AMENDED. COUNCILMEMBER CARVER SECONDED THE MOTION; ALL VOTED AYE.

22  
23 5. Authorize Mayor to execute Grant Agreement with Utah Department of  
24 Natural Resources to fund secondary water metering project.

25 A staff memo from the Public Works Department explained in response to HB 242 that passed 3/21/2022 requiring  
26 meters on all secondary water services by 1/30/2030. The Utah Division of Water Resources secured money and approved a  
27 grant to Syracuse City in the amount of \$10 Million to pay for the conversion of non-metered services to become metered. Any  
28 water systems that are not fully metered by the deadline are subject to fines that escalate annually. \$10 Million is the maximum

1 amount that can be granted. The grant requires a 30% match. Syracuse will match approximately \$6.4 Million, which  
2 approximately \$2 Million of that amount can be counted as in-kind labor. The action item before the Council tonight is to  
3 determine whether to accept the grant and allow the Mayor to execute the agreement regarding the \$10 million award for water  
4 meter conversions.

5 Mr. Whiteley reviewed his staff memo.

6 Councilmember Bingham asked why the City offered matching funds of \$6.4 million if just a 30 percent match was  
7 required. Mr. Whiteley stated \$6.4 million is the amount it will take to complete the project over and above the amount being  
8 awarded in grant funds.

9 COUNCILMEMBER TEAGUE MADE A MOTION TO AUTHORIZE THE MAYOR TO EXECUTE GRANT  
10 AGREEMENT WITH UTAH DEPARTMENT OF NATURAL RESOURCES TO FUND SECONDARY WATER  
11 METERING PROJECT. COUNCILMEMBER BINGHAM SECONDED THE MOTION, ALL VOTED IN FAVOR.

12  
13 6. Public Hearing: Proposed Resolution R22-35 adjusting the Syracuse  
14 City budget for the Fiscal Year ending June 30, 2023.

15 A staff memo from the Administrative Services Director explained referenced several documents that summarized the proposed  
16 budget amendments; for capital projects, the following updates/amendments are proposed:

- 17 • New Project – 4000 W Emergency Sewer Line replacement - \$158,000
- 18 • New Project – 2400 West Extension – City Portion - \$290,000
- 19 • New Project – 1100 West Culinary/Sec/Sewer/Storm- phase 1 \$962,000
- 20 • New Project – 1290 South 12" Culinary – \$810,000
- 21 • New Project – Founders Park Improvements – \$188,000
- 22 • New Project – Fire Station Alerting System – \$132,000
- 23 • Carryover – 2000 West Improvements - \$8,200
- 24 • Carryover – Bluff Road Improvements - \$28,500
- 25 • Carryover – 2000 West Interchange Utilities - \$11,000
- 26 • Carryover – Antelope Drive/Bluff Road/3000 West Utility - \$1,933,000
- 27 • Carryover – 3000 West Improvements - \$91,000
- 28 • Carryover – 1100 South & 2100 West - \$1,264,000

- 1 • Carryover – Doral Drive (2700 South to 2200 South) - \$440,000
- 2 • Carryover – Heritage Lane/1975 South/1840 W/1800 W/1900 W/2100S/2025 S - \$738,125
- 3 • Carryover – 4000 West Overlay (Sewer District to Antelope) - \$100,000
- 4 • Carryover – Fremont Parking Lot Expansion - \$227,000
- 5 • Carryover – Fremont Park Pavilion Replacement- \$60,000
- 6 • Carryover – Fremont Park Playground Replacement - \$90,000
- 7 • Carryover – Bluff Road Trail Crossings - \$74,000
- 8 • Carryover – Water Fill Station - \$60,000
- 9 • Carryover – 500 West Phase 1- Clearfield project- \$400,000
- 10 • Carryover – 500 West Widening (2150 S to 2700 S) - \$273,000
- 11 • Revised – Stoker Park Improvements - \$898,500
- 12 • Revised - Jensen Pond Shoreline Project - \$35,000
- 13 • Revised – BMX Course Land Purchase - \$1,200,000
- 14 • Revised – BMX Course add the pump track - \$250,000
- 15 • Revised – EOC Upgrades - \$688,000

16 The following changes are proposed in the vehicle and capital listing budget:

- 17 • Carryover – Ladder Truck, Brush Truck, PPE for paramedics - \$110,000
- 18 • Revised vehicles – Three vehicles purchased last year – \$0
- 19 • Other changes listed above.

20 Changes to operational budgets include:

21 **General Fund – major changes**

- 22 • \$20,000 –Interest income increase.
- 23 • \$7,500– Youth Court contract.
- 24 • \$35,000- increase prof. and tech. for WDC plans.
- 25 • \$120,979 – Dispatch new server and maintenance costs.
- 26 • \$4,000 – Purchase pumpkins for pumpkin walk.
- 27 • \$22,000 – Carryover cemetery fence project.

28 **All Other Funds – Significant Changes**

- RAP Tax Fund - \$23,000 – Increase in RAP tax revenue.
- Park Maint. Fund - \$20,600 – Infield mix, Jensen filter, parking lot maintenance.
- Secondary Fund - \$165,000 water share cash contribution
- IT Fund - \$74,260 – network switch, carryover budget from prior year, Utopia in parks, camera and access control in parks, unemployment insurance.
- RDA Fund - \$11,700 commission for sales of ZUPAS property.
- Capital Projects Fund - \$21,000 grant for EOC.

City Manager Bovero reviewed the staff memo; he noted the only change since the Council's review of this proposal during their September 27 work session meeting is the inclusion of \$35,000 in funding to hire a consultant to work on design and aesthetic improvements for the West Davis Corridor project.

Mayor Pro-Tem Savage opened the public hearing at 6:10 p.m. There were no persons appearing to be heard and the public hearing was closed.

COUNCILMEMBER BINGHAM MADE A MOTION TO ADOPT PROPOSED RESOLUTION R22-35 ADJUSTING THE SYRACUSE CITY BUDGET FOR THE FISCAL YEAR ENDING JUNE 30, 2023. COUNCILMEMBER TEAGUE SECONDED THE MOTION, ALL VOTED IN FAVOR.

7. Proposed Ordinance 2022-26 amending the zoning map for Syracuse City for property located at approximately 3348 W. 700 S., from Agricultural (A-1) and Residential (R-1) to Residential (R-3).

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

|                  |                                           |
|------------------|-------------------------------------------|
| Acreage:         | 0.591                                     |
| General Plan:    | Low-Density Residential                   |
| Current Zoning:  | R-1 (Single-family at 2.3 units per acre) |
| Proposed Zoning: | R-3 (Single-Family at 4 Units/Acre)       |
| Proposed Use(s): | Single-Family Housing                     |
| Address:         | 3348 W. 700 S.                            |

1           The applicant is requesting approval of a rezone from R-1 to R-3 that would allow him to subdivide his property into  
2 two lots. He doesn't have enough lot width to subdivide in the R-1. He could go to the R-2, but since Trails Edge is R-3, it was  
3 assumed that the R-3 would be a better fit. The General Plan calls for low density residential which would allow all of the 'R'  
4 zones. Regardless, either zone would only net two lots given the width of the property. Multi-family residential is not allowed  
5 in the R-2 or R-3. The property is bordered by R-3 on the north and east and R-2 on the west and south. However, the homes  
6 to the west and south have recently been demolished to make way for the West Davis Corridor right of way. The property is  
7 part of the Trail's Edge subdivision which is nearly all in the R-3 Zone. Should the applicant be successful in changing the  
8 zoning, the next step would be to amend the Trail's Edge plat to split the lot. Then, lastly, building permits for two new homes  
9 would be needed. The property is currently vacant as the historic home was recently demolished. The property will be near the  
10 West Davis Corridor but there is not access to the corridor from 700 S. The freeway will go over 700 S. The Planning  
11 Commission held public hearings on the application on September 22 and October 4, 2022 and is recommending approval. It  
12 is also recommended to 'clean up' the zoning boundaries around the entire subdivision. At the time of original rezone for Trail's  
13 Edge in 2014, the zoning was limited to the property boundaries that were later adjusted. This caused some properties to have  
14 multiple zoning designations which causes confusion to the homeowner.

15           CED Director Steele reviewed the staff memo.

16           COUNCILMEMBER TEAGUE MADE A MOTION TO ADOPT ORDINANCE 2022-26 AMENDING THE  
17 ZONING MAP FOR SYRACUSE CITY FOR PROPERTY LOCATED AT APPROXIMATELY 3348 W. 700 S., FROM  
18 AGRICULTURAL (A-1) AND RESIDENTIAL (R-1) TO RESIDENTIAL (R-3). COUNCILMEMBER WATSON  
19 SECONDED THE MOTION, ALL VOTED IN FAVOR.

20  
21 8. Proposed Ordinance 2022-27 amending Section 10.30.050 of the  
22 Syracuse City Code pertaining to yard encroachment for below ground,  
23 walkout basement stairs.

24           A staff memo from the Community and Economic Development (CED) Department explained currently when a  
25 resident wants to add a stairway into their basement retroactively, or even for a new home, the setbacks for the zone are  
26 measured from the edge of the concrete of the stair. Zoning setbacks are in place to keep the open views and landscaping for  
27 the enjoyment of residents and for wayfinding. Technically, since the stairs are below ground, they do not impede the views  
28 much and have minimal impact to landscaping. Since the stair is concrete and tied into the foundation, the current operating

1 procedure for our building inspectors is to measure setbacks from the edge of the stair concrete and not the edge of the home's  
2 foundation. Recently, a resident changed the zoning on his property to allow a shallower rear setback so he could add stairs  
3 into his basement. The City Council realized that while the rezone would allow the resident to accomplish what was desired,  
4 the root problem still existed. This is the reason for this potential text amendment. The Planning Commission discussed this  
5 item in their work session on August 16, 2022. They also held a public hearing and voted to forward a recommendation for  
6 approval on September 6, 2022.

7 Mr. Steele reviewed his staff memo.

8 COUNCILMEMBER BINGHAM MADE A MOTION TO ADOPT PROPOSED ORDINANCE 2022-27  
9 AMENDING SECTION 10.30.050 OF THE SYRACUSE CITY CODE PERTAINING TO YARD ENCROACHMENT FOR  
10 BELOW GROUND WALKOUT BASEMENT STAIRS. COUNCILMEMBER CARVER SECONDED THE MOTION, ALL  
11 VOTED IN FAVOR.

12  
13 9. Proposed Ordinance 2022-28 amending Section 10.30.040 and  
14 10.90.020 of the Syracuse City Code pertaining to dog kennel regulations  
15 and commercial dog boarding facilities.

16 A staff memo from the Community and Economic Development (CED) Department explained the applicant is  
17 requesting approval of an amendment to the City Code concerning Commercial Dog Boarding and Kennel requirements. The  
18 current Code restricts commercial kennels to be set back at least 200 feet from a public street which prohibits their placement  
19 on most commercial properties in the City. It also requires that kennel owners must obtain licensing from Davis County for  
20 each dog which makes sense for residential kennels where dogs are most often owned by the property occupant but runs  
21 contrary to commercial kennels where dogs are often left for boarding by their owners.

22 The Code also requires that commercial kennels be located on parcels with at least 5 acres which rules out nearly all  
23 undeveloped commercial parcels in the City.

24 The proposed amendment to the Code removes the 200-foot setback and 5-acre minimum requirements, adds an  
25 allowance for ensuring dog licensed rather than requiring it to be obtained by the kennel owner, includes new regulations for  
26 Fully Enclosed Dog Boarding Facilities, and adds this as a permitted use in the General Commercial Zone.

27 The intent of the amendment is to allow fully enclosed boarding in commercial zones where they are most likely to  
28 be used by patrons. Breeding and animal sales are prohibited at these facilities, and they are primarily to operate as overnight

1 and day boarding. Full enclosure, a 200-foot distance from residences, and soundproofing requirements are intended to reduce  
2 or eliminate noise impacts to surrounding residents.

3 Per Planning Commission direction on August 20, 2022, staff has included minimum square footages per dog for both  
4 play and sleeping areas along with additional requirements for cages or kennels where dogs will sleep. These changes are in  
5 accordance with recommendations from the American Society for the Prevention of Cruelty to Animals (ASPCA). The square  
6 footage requirements are at the upper end of what other municipalities require for these types of facilities (40 to 100 square  
7 feet per dog).

8 On September 6th, 2022, Planning Commission held a public hearing and voted to recommend approval of this item.

9 Mr. Steele reviewed his staff memo and indicated that after further review of the proposed ordinance, he feels there is  
10 a clear enough distinction between boarding facilities and dog kennels, for which a license is also required.

11 COUNCILMEMBER TEAGUE MADE A MOTION TO ADOPT ORDINANCE 2022-28 AMENDING SECTION  
12 10.30.040 AND 10.90.020 OF THE SYRACUSE CITY CODE PERTAINING TO DOG KENNEL REGULATIONS AND  
13 COMMERCIAL DOG BOARDING FACILITIES. COUNCILMEMBER BINGHAM SECONDED THE MOTION; ALL  
14 VOTED IN FAVOR.

15  
16 10. Proposed Ordinance 2022-29 amending Section 10.65.040 of the  
17 Syracuse City Code pertaining to rear yard setbacks in the Residential (R-  
18 2) zone.

19 A staff memo from the Community and Economic Development (CED) Department explained the applicant, Ivory  
20 Homes, is requesting approval of an amendment to the City Code concerning the 30-foot rear yard setback requirement in the  
21 R-2 Zone. They are proposing a 25-foot rear yard instead because in their new subdivision Legacy Park Estates, they are having  
22 trouble fitting some of their larger floorplans on the R-2 lot. Rear yards affect how close homes will be together, especially  
23 when lots are stacked back-to-back. This amendment would mean that the homes are as much as 10' closer together. However,  
24 this would also mean that larger, more expensive homes would be able to fit on the lot, resulting in a higher end neighborhood.  
25 The more relaxed setback may also allow for more one-story homes, since larger setbacks would decrease the building area.  
26 The Planning Commission reviewed the item on September 6, 2022 and voted five to one to forward a recommendation to deny  
27 this application. They expressed a desire to, rather than amend the ordinance, use a different zone with larger lots if they wanted  
28 to place larger homes on them.

1 Mr. Steele reviewed his staff memo.

2 Mayor Pro-Tem Savage asked Councilmember Watson to provide some insight as to why the Planning Commission  
3 voted to recommend denial of the ordinance amendment. Mr. Watson stated that the Planning Commission feels there is already  
4 a 'step down' in the side setback for the R-2 zone when compared to less dense zoning designations. They did not want to  
5 adjust the rear setback.

6 Councilmember Bingham asked Mr. Steele if he had researched the common rear setback in surrounding cities. Mr.  
7 Steele stated that the City's current rear setbacks are fairly standards and comparable to the setbacks in other communities.  
8 Councilmember Teague stated there is no scientific reasoning for the defined setbacks. Mr. Steele stated that setbacks are  
9 usually related to maximum building heights in certain zones; setbacks take into consideration the manner in which a home  
10 would shade a neighboring property/yard.

11 Councilmember Bingham stated she feels the 25-foot setback that has been requested by the applicant is not  
12 unreasonable and she believes the market will dictate home and lot sizes. She does not feel that it is necessary to maintain the  
13 current setback based upon the position that 'it has always been this way'. Councilmember Watson agreed but noted that when  
14 a regulation has been in place for such a long time, he tries to consider the unintended consequences of changing it.

15 Councilmember Carver stated she feels that a five-foot reduction in setbacks from the R-1 to the R-2 zone is not  
16 inappropriate; she understands the reasoning behind the request and can support it. Councilmember Bingham agreed.

17 COUNCILMEMBER BINGHAM MADE A MOTION TO ADOPT ORDINANCE 2022-29 AMENDING SECTION  
18 10.65.040 OF THE SYRACUSE CITY CODE PERTAINING TO REAR YARD SETBACKS IN THE RESIDENTIAL (R-2)  
19 ZONE. COUNCILMEMBER CARVER SECONDED THE MOTION; ALL VOTED IN FAVOR.

20  
21 11. Public comments.

22 There were no public comments.

23  
24 12. Mayor/Council announcements.

25 The Council and Mayor provided announcements about upcoming community events and other opportunities for  
26 public involvement.

1 13. Consideration of adjourning into Closed Executive Session pursuant  
2 to the provisions of Section 52-4-205 of the Open and Public Meetings  
3 Law for the purpose of discussing the character, professional competence,  
4 or physical or mental health of an individual; pending or reasonably  
5 imminent litigation; or the purchase, exchange, or lease of real property (if  
6 necessary).

7 COUNCILMEMBER CARVER MOVED TO ADJOURN INTO CLOSED EXECUTIVE SESSION PURSUANT  
8 TO THE PROVISIONS OF SECTION 52-4-205 OF THE OPEN AND PUBLIC MEETINGS LAW FOR THE PURPOSE  
9 OF DISCUSSING THE PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY. COUNCILMEMBER BINGHAM  
10 SECONDED THE MOTION. ALL VOTED AYE.

11 The meeting recessed at 6:41 p.m.

12 The meeting reconvened at 7:01 p.m.

13  
14  
15 At 7:01 P.M. COUNCILMEMBER BINGHAM MADE A MOTION TO ADJOURN. COUNCILMEMBER  
16 TEAGUE SECONDED THE MOTION; ALL VOTED IN FAVOR.

17  
18 \_\_\_\_\_  
19 Dave Maughan  
20 Mayor

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

21  
22 Date approved: \_\_\_\_\_



# COUNCIL AGENDA

November 15, 2022

Agenda Item #4

## **Proposed Amendment to 10.125 Sensitive Overlay Zone**

### ***Factual Summation***

The city's location on the shores of the Great Salt Lake create soil and wetland conditions that are sensitive to development. To protect those lands, the city has a 'Sensitive Overlay Zone'. The requirements of the ordinance are applicable to all properties 'below the bluff'. West and Southwest of Bluff Road, the elevation drops anywhere from 5-15 feet resulting in a higher concentration of wetlands and high water table. The current requirement is for the developer to, prior to construction, hire a third party contractor to conduct a groundwater and wetland study of the site and then submit the study to the Army Core of Engineers for review. The Core will then issue a 'Jurisdictional Determination' or 'JD' accepting the study as being accurate or on the inverse, could dispute the study. The Army Core has historically been the ultimate authority for development in enforcing the Clean Water Act. Being the sole authority also has at times meant that projects were delayed while waiting for a JD. This text amendment would take away the requirement for a JD if they passed a two step test of having a third party study saying that no wetlands exist and also no wetlands being shown on a national database map of wetlands. This way, the city still does its part by making sure the site is properly studied out and wetlands protected but also helps keep projects from needlessly being delayed while waiting sometimes six months for a JD letter on a site that has two reliable sources saying that it doesn't have any wetlands.

### ***Recommendation***

The Planning Commission held a public hearing on 9/20/22 and is forwarding a recommendation to approve this text amendment. The City Council discussed the item on 9/27/22 work session and had some questions about the legal liability to the city if a wetland was erroneously filled or if a home flooded a result of the 'reduced' requirements. The City Council discussed the item again on 10/25/22 and concluded that the amendment was ready for a vote.

### ***Goals of Discussion***

Vote to either approve, approve with conditions, deny, or table this item.

### ***Attachments***

draft amendment

### **10.125.020 Preliminary requirements.**

Any proposed development within this zone as identified shall include the following items with a completed application and plans for preliminary plat or site plan approval:

(A) ~~Wetland delineation approved by the Army Corps of Engineers of all the property within the ownership or control of the developer within the proposed development area. A wetland delineation study and opinion written and stamped by a licensed engineer of the proposed property within the ownership or control of the developer within the proposed development area. The study shall be submitted to the Army Corps of Engineers for a jurisdictional determination if: (1) any portion of the property is designated as wetlands on the online U.S. Fish and Wildlife Service National Wetland Inventory Map at the time of the application, or (2) the wetland delineation study presented by the developer determines that there are wetlands present.~~

(B) A detailed soil analysis, completed by a licensed geotechnical engineer that includes soil types and conditions as well as ground-water level test results, monitored for not less than six months.

(C) A geotechnical engineered plan for construction and installation of all off-site improvements including, but not limited to, ground and road stabilization as well as design standards for all structure development within the overlay zone.

(D) Proposed method of routing irrigation or drainage water that is currently being collected from the property.

(E) Proposed lot drainage plan as required by SCC 10.125.040.

**ORDINANCE NO. 2022-30**

**AN ORDINANCE AMENDING SYRACUSE CITY CODE SECTION 10.125.120 RELATED TO PRELIMINARY REQUIREMENTS FOR PROPOSED DEVELOPMENT WITHIN THE SENSITIVE OVERLAY ZONE.**

**WHEREAS**, the City Council has the authority, pursuant to state law, to enact and amend legislation regulating development requirements within zoning designations for the health, welfare, comfort and safety of its residents, businesses and those visiting the City; and

**WHEREAS**, Staff proposed a text amendment to the preliminary requirements related to wetland delineations for proposed development within the Sensitive Overlay Zone to comply with recent state law changes related to wetlands and offer alternative opportunities for developers to submit wetland delineations; and

**WHEREAS**, the Planning Commission conducted a, properly noticed public hearing on September 20, 2022, on the proposed text amendment, where the public had an opportunity to be heard on the matter.

**WHEREAS**, the Planning Commission recommended the City Council amend Section 10.125.120 of the Syracuse City Code to amend the preliminary requirements related to wetland delineations for proposed development within the area; and

**WHEREAS**, the Council finds that the amendment is consistent with state law regarding wetlands, and the amendment provides alternative options for developers to submit wetland delineations while still protecting the health, safety and welfare of its residents, businesses and guests of the City.

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

**Section 1.     Amendment.** Syracuse City Code Section 10.125.120 is hereby amended as shown in and attached as “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 adoption.

**(signatures appear on separate page)**

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY,  
STATE OF UTAH, THIS \_\_\_\_th DAY OF \_\_\_\_\_, 2022.**

**SYRACUSE CITY**

ATTEST:

---

Cassie Z. Brown, MMC  
City Recorder

---

Mayor Dave Maughan

Voting by the City Council:

“AYE”   “NAY”

|                       |       |       |
|-----------------------|-------|-------|
| Councilmember Bingham | _____ | _____ |
| Councilmember Carver  | _____ | _____ |
| Councilmember Savage  | _____ | _____ |
| Councilmember Teague  | _____ | _____ |
| Councilmember Watson  | _____ | _____ |

## Exhibit A

### 10.125.020 Preliminary requirements.

Any proposed development within this zone as identified shall include the following items with a completed application and plans for preliminary plat or site plan approval:

(A) ~~Wetland delineation approved by the Army Corps of Engineers of all the property within the ownership or control of the developer within the proposed development area.~~ A wetland delineation study and opinion written and stamped by a licensed engineer of the proposed property within the ownership or control of the developer within the proposed development area. The study shall be submitted to the Army Corps of Engineers for a jurisdictional determination if: (1) any portion of the property is designated as wetlands on the online U.S. Fish and Wildlife Service National Wetland Inventory Map at the time of the application, or (2) the wetland delineation study presented by the developer determines that there are wetlands present.

(B) A detailed soil analysis, completed by a licensed geotechnical engineer that includes soil types and conditions as well as ground-water level test results, monitored for not less than six months.

(C) A geotechnical engineered plan for construction and installation of all off-site improvements including, but not limited to, ground and road stabilization as well as design standards for all structure development within the overlay zone.

(D) Proposed method of routing irrigation or drainage water that is currently being collected from the property.

(E) Proposed lot drainage plan as required by SCC10.125.040.



# COUNCIL AGENDA

## November 15, 2022

### Agenda Item #5

### WDC Landscape Design RFP Responses

#### ***Factual Summation***

- Any question regarding this agenda item may be directed at CED Director Noah Steele
- As part of all new highway projects, UDOT dedicates a percentage of the project budget to City's for aesthetic improvements. The amount allotted to Syracuse City for the West Davis Highway project is approximately \$800,000.
- The highway project is scheduled to be completed in 2024, but could be finished as soon as 2023. Planning for any aesthetic improvements will need to happen soon in order to coordinate irrigation, stormwater, lighting, etc. as needed.
- The city had already budgeted \$40,000 for this in the 2022-2023 fiscal budget year. (10-52-37 Professional and Technical Services)
- The city recently amended the budget on October 11th, adding \$35,000 to 10-52-37 Professional and Technical Services to cover this project with a combined total of \$75,000
- The city publicly discussed the two proposals on October 25 and has chosen Blu Line
- Please find attached the proposal and the contract for services.

#### ***Goals of Discussion***

Approve staff to execute the contract for services.

The background of the entire page is a detailed, light blue line-art landscape architectural plan. It shows a complex network of roads, including a large interchange, and is populated with numerous circular symbols representing trees and shrubs. The plan is oriented with a north arrow in the upper left corner.

SYRACUSE CITY

LANDSCAPE ARCHITECTURAL AND DESIGN SERVICES FOR ANTELOPE  
DRIVE/WEST DAVIS HIGHWAY INTERCHANGE AREA



OCTOBER 13, 2022

PROPOSAL

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October 13, 2022

Syracuse City  
Noah Steele | Community and Economic Development Director  
1979 West 1900 South  
Syracuse, UT 84075



RE: Request for Proposals | Landscape Architectural and Design Services for Antelope Drive/West Davis Highway Interchange Area

Dear Noah,

**blū line designs (blū)** is pleased to submit this proposal for professional design services for the landscape and aesthetic treatments for the West Davis Highway Interchanges within Syracuse. We are very familiar with these project sites having completed work in and for Syracuse City in the past and having employees that live in Davis County. **blū** is very interested in assisting the City with the designs of these interchanges and have included **Ensign Engineering** for any necessary civil design and survey work; **Spectrum Engineering** for electrical and lighting design, and **WCA Structural Engineering** for any necessary structural design. We believe our depth of experience in landscape architecture, place making, and transportation related design more than qualify us for this work.

**Why choose blū?**

**EXPERIENCE / blū** has a combined over **75** years of planning and design experience working with numerous municipalities both inside and outside of Utah. This includes all aspects of streetscape and transportation related design from conceptual design, master planning, and public involvement to final design, construction documents, and construction administration.

**CLIENT SERVICE & RELATIONSHIPS /** In addition to our depth of experience, we believe we differentiate ourselves by the value and emphasis we place on creating and maintaining strong relationships through our superior client service. As a witness to our level of service, most of our projects are for repeat clients.

**COLLABORATIVE APPROACH /** Described in more detail in this Proposal, **blū** takes a customized approach to every project we work on. There is no cookie-cutter approach that we employ on any project, knowing that every client is different; every site is different; and every project is different. This RFP presents a unique opportunity to create meaningful and memorable entry ways into your City, and our team will work collaboratively with you to ensure that the final design meets the desires and needs of each involved.

**PLACE MAKING /** Just as we believe in taking a customized approach to every project, we also believe that our designs for every project should be unique, different, and inviting to the users. We will utilize this skill and past experience in place making to create a design for these gateways that are unique, different, and memorable.

**blū** is immediately ready and excited to begin this project with you and will commit all our efforts to ensure that the schedule and budget requirements are met, that you are provided with personal client oriented service, and that your quality expectations are exceeded. Rob Donigan will be the project manager and primary contact for the project. Please contact him at 801.703.6383, [rob@blulinedesigns.com](mailto:rob@blulinedesigns.com) or Cory Shupe, owner and managing principal, at 801.913.7994 at any time with questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rob Donigan', written over a horizontal line.

Robert Donigan | Landscape Architect, Project Manager  
**blū line designs**  
8719 S. Sandy Parkway, Sandy, UT 84070  
801.703.6383  
[rob@blulinedesigns.com](mailto:rob@blulinedesigns.com)

A handwritten signature in black ink, appearing to read 'Cory Shupe', written over a horizontal line.

Cory Shupe | Landscape Architect, Owner  
**blū line designs**  
8719 S. Sandy Parkway, Sandy, UT 84070  
801.913.7994  
[cory@blulinedesigns.com](mailto:cory@blulinedesigns.com)

### PROJECT TEAM

#### blū line designs

**blū line designs (blū)**, located in Sandy, UT, is an urban planning, design, and landscape architecture founded in 2008. **blū** has been working on urban planning and design projects for their entire careers with experience in both the public and private sectors. We have worked on all aspects of streetscapes and transportation related design from preliminary conceptual design through construction administration. Many of these projects have been for local municipalities and/or UDOT along the I-15 corridor. We are very familiar with the harsh environments that exist along our transportation corridors and the need to have landscaping that is sustainable and maintainable within them. We have landscape designers and irrigation designers that are specifically knowledgeable in designing for these conditions.

Furthermore, our team consists of four talented landscape architects (see Key Personnel) that are known for their creativity and attention to detail. We specialize in bridging the gap between sustainable planning and design, feasibility, and the desires of both clients and user groups. Our client relationship is our first priority and we believe that open communication leads to successful projects. We are also on the forefront of planning and technology in the industry utilizing advanced techniques in 3D modeling to visually communicate with our clients. We have all necessary equipment, computers, and materials to complete this project. We may utilize such software as AutoCAD (LandFX), SketchUp, Lumion, Photoshop, InDesign, Microsoft Word, Excel, etc. to perform the necessary work.

#### Ensign Engineering & Land Surveying

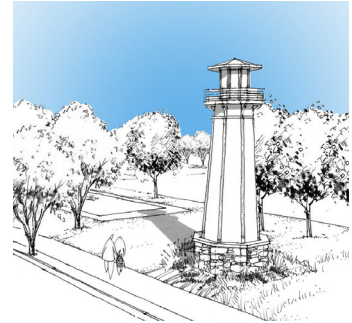
**Ensign Engineering (Ensign)** is a full service engineering firm specializing in civil and structural engineering and land surveying. **Ensign** began its business as just a land surveying firm in 1987, expanding services to full engineering and structural design in 1995. **Ensign** is a Utah based company with offices in Sandy, Layton, Tooele, Richfield, and Cedar City. With over 75 employees, **Ensign** has the resources to tackle any project, yet is still small enough to be flexible and responsive to our client's needs. **Ensign** shares the vision with our clients and the public enhancing communities with the building of parks, places where people can connect and interact in a positive outdoor environment.

#### Spectrum Engineers

Founded in 1982, **Spectrum Engineers (Spectrum)** is a multi-discipline consulting engineering firm based in Salt Lake City, Utah with offices in Phoenix, Arizona and Baltimore, Maryland. **Spectrum** will provide the necessary electrical design for the proposed facilities including power to the restroom, parking lot lighting, and safety lighting. They will also provide the necessary coordination with the Spanish Fork power department. **Spectrum** has three decades of experience designing mechanical, electrical and related systems for parks, sports complexes, field houses and recreation centers.

#### WCA Structural Engineering

**WCA Structural Engineering** is a full service, licensed, and insured structural engineering firm, offering services and over forty years of experience within the western United States. We offer the combined resources and experience of our engineering, drafting, and administrative personnel to serve our client's needs. We view ourselves as though we are an extension of our client's company that provides support in that partnership.



NORTH SHORE | Saratoga Springs



3300 SOUTH | South Salt Lake



PIONEER PARK | Kaysville

## KEY PERSONNEL (blu)



**CORY SHUPE | PLA, ASLA**  
President | blu line designs

BLA, Utah State University, 1998  
PLA | Registration: 5410044-5301

Cory has extensive experience in land planning, community & urban design, and landscape architecture. Throughout his career in the public and private sectors, Cory has been involved in a wide variety of projects. These projects range from some of the largest master planned communities, business parks, and university campus' in Utah to small town main street studies. Whether big or small, every project he has been involved in has a significant impact on the quality of life of those who experience it. Early in his career Cory worked for the Logan City Parks and Recreation Department performing inventories and designs for their park system. Since that time some of his more notable projects include: Cairns District Gateways, BYU Master Plan & Roadway Design, MIDA Falcon Hill, 3300 South & I-15 Gateway, Anthem Development, Canyon Point Development, and Northshore Development.

**Role:** President - will provide project oversight, firm commitment, design expertise, and quality control.



**ROBERT DONIGAN | PLA, ASLA, LEED AP**  
Project Manager | blu line designs

BLA, Utah State University, 1998  
PLA | Registration: 6826288-5301

Robert has over 22 years of professional design experience focused on maintainable and sustainable streetscape design from conceptual design and master planning to construction documents and construction observation. He has worked for private developers and transportation departments across the Western United States beginning his career as a landscape architect for the Colorado Springs Parks and Recreation Department. Notable projects include: 3300 South & I-15 Gateway, Lehi Tech Corridor, St. George Boulevard & I-15 Interchange, Centennial park Interactive Water Feature, Centennial Plaza, AF 200 South Streetscape, MIDA Falcon Hill, 3500 South & I-215 Interchange, SR-77 & I-15 Interchange, 10600 South & I-15 Interchange, Bluff Street Interchange, Northshore Development, Anthem Development, and Aclaime at Independence.

**Role:** Project Manager - will be the lead landscape architect and main point of contact with the City's Project Manager.



**SCOTT STEPHENS | PLA, ASLA**  
Senior Landscape Architect | blu line designs

MLA, University of Arizona, 2010  
BS, Horticulture, BYU-Idaho, 2007  
PLA | Registration: 8709761-5301

Scott is a landscape architect with experience working on a wide array of project types including project management of parks, college campus work, schools, medical facilities, corporate campuses, retail/commercial developments, churches, and residential developments. Some of Scott's responsibilities with include planning and design, irrigation design, 3D modeling, animation, & visualization and construction administration. Notable projects include: Cairns District Gateways, Canyon Point Development, BYU Roadway Design, Fort Union Boulevard Visioning & Streetscape, Anthem Development, and Northshore Development.

**Role:** Landscape, Irrigation, and Amenity Design.

## METHODOLOGY OF CONSULTANT



**CAM PRESTON | PE**  
Principal, Civil Site Design | **ENSIGN ENGINEERING**

BS, Civil Engineering, U of U  
MS, Civil Engineering, U of U

Cam has over 18 years of experience in design, estimation, and construction management. Over the years, Cam has successfully completed the design of many civil site projects which include municipal parks, road improvements, drainage designs, open channel and water designs, and sanitary sewer design projects. Cam is located in Ensign's Layton office providing convenient service to the project and City as required.

**Role:** Project Engineer - will be the lead engineer responsible for all civil design.



**SPENCER LITTLE | PE**  
Principal | **SPECTRUM ENGINEERS**

BS, Electrical Engineering, University of Utah

Spencer has more than 16 years of electrical experience, eight of which have been with Spectrum Engineers providing electrical engineering and commissioning services on numerous projects including office, military, laboratory, hospitality, residential, retail, cultural and other project types. As a licensed electrician, Mr. Little brings a unique advantage to the projects he designs and commissions. With his many years of field experience as an electrician, he brings added insight into the constructability of his designs and the ability to view issues from multiple perspectives including those of installing contractors, designers and owners.

**Role:** Electrical Engineer.



# CENTENNIAL PLAZA

2600 West 5400 South

## METHODOLOGY OF CONSULTANT

### PROJECT UNDERSTANDING & APPROACH

As described in the RFP, the West Davis Corridor will provide an important access and gateway to Syracuse City and to Antelope Island; specifically at the two interchanges identified as part of the project: Antelope Drive and 2000 West. If addressed correctly, these interchanges will further identify Syracuse as “The Gateway to Antelope Island” and help the City establish it’s brand as an “Un-I-15” community and as a “get away” along the Wasatch Front. The landscaping treatments at these interchanges is the focus of the project including such improvements as landscaping, irrigation, signage, structures, monuments, lighting, and other aesthetic opportunities. Contextual, water-wise landscaping that supports these branding ideals is critical to the success of the project.

With this understanding in mind and within the scope of work structure the City establishes in the RFP, we offer an approach that:

- Utilizes a collaborative and creative process working with the City and selected stakeholders to explore a myriad of theming and aesthetic options resulting in a confluence of design ideas. Images, sketches, graphics, and, if desired, 3D simulations may be prepared to facilitate this process.
- Focuses on place making - creating a sense of place that is unique and memorable.
- Once consensus is achieved, submits Design Development Review (60%), Final Design Review (90%), and Bid Documents (100%) for review and bidding purposes.
- Prepares construction cost estimates at each submittal phase of the project ensuring that Bid Documents are achievable based on the City’s budget.
- Mitigates risk by open communication and coordination with the City and other stakeholders like UDOT to ensure that we understand all existing opportunities and constraints and how those may or may not impact the desired result.
- Establishes key milestones throughout the project to meet City’s schedule (see Project Schedule below).
- Offers optional services such as supplemental survey and 3D simulations if desired and needed.



Antelope Drive Interchange



2000 W Interchange

### QUALITY AND COST CONTROL

blū prides itself on the highest level of quality. Quality review is required of staff at all levels and all deliverables are reviewed before leaving the office by the project manager and/or principal. Our multi-step Quality Control (QC) process includes: self correction; senior level review and redline; redline corrections; back checking corrections; and final review. This multi-step process is employed on all plans, specifications, and estimates. Additionally, we will provide meeting minutes for all project meetings to ensure that all comments through the process are documented and addressed appropriately. This includes holding comment resolution meetings during the final design process that will document how each comment is addressed.

A similar approach is taken in monitoring cost control. Both the project manager and president review project budgets on a weekly basis to ensure project commitments are being met within the established budget. We know that



## METHODOLOGY OF CONSULTANT

keeping a project on budget is critical to our clients and we commit to completing all work identified in this proposal for the proposed budget. **blū** minimizes and eliminates change orders by establishing project expectations, commitments, and deliverables at the onset of any project. We will not request a project change order unless the scope of work has clearly changed or been added to; and in that case, we will not proceed with the additional work without written consent from the City.

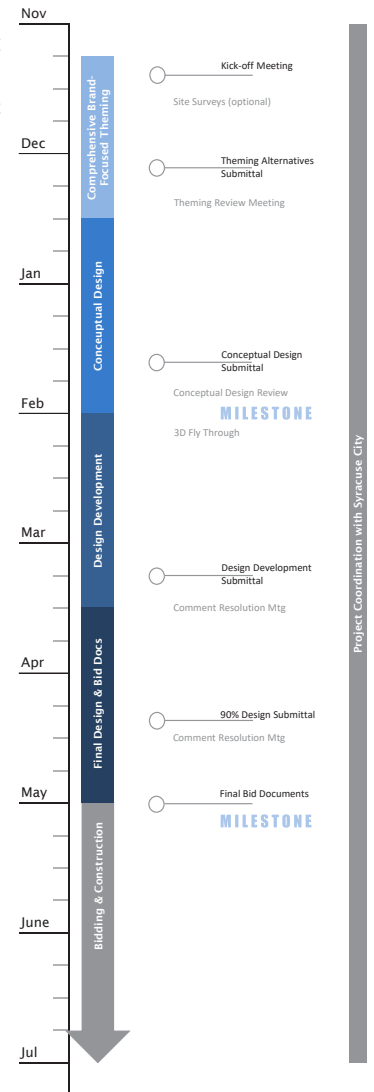
## PROJECT TIMELINE

**blū** understands that timely completion is one of our client's highest priorities. Unforeseen circumstances often arise that sometimes delay a schedule, but we will commit to overcome these delays and ensure that the project is always moving forward and the end goal is met. We will begin by establishing a realistic schedule with the client that accounts for everyone's desires and constraints and then we will stick to it. Our schedule will establish interim milestones that will be monitored as the project progresses to ensure the overall schedule is met.

**blū** holds weekly workload meetings to ensure that project tasks and deadlines are sufficiently staffed and being completed. Special attention will be paid to tracking the established project milestones and managing as best as possible City review periods. We have included a preliminary project schedule to the right based on the information provided and our understanding of the project. Key dates are also included below. We will do all we can to make it through the design process as fast as we responsibly can so the City can move forward with bidding and construction of the proposed improvements.

### KEY DATES:

|                                   |                  |
|-----------------------------------|------------------|
| PROJECT KICK OFF                  | NOVEMBER 9, 2022 |
| THEMING ALTERNATIVES SUBMITTAL    | DECEMBER 5, 2022 |
| CONCEPTUAL DESIGN SUBMITTAL       | JANUARY 18, 2023 |
| DESIGN DEVELOPMENT SUBMITTAL      | MARCH 10, 2023   |
| 90% DESIGN SUBMITTAL              | APRIL 12, 2023   |
| FINAL BID DOCUMENTS               | MAY 1, 2023      |
| PROJECT BID                       | JUNE 1, 2023     |
| SUBSTANTIAL COMPLETION & CLOSEOUT | OCTOBER 15, 2023 |



## RELEVANT EXPERIENCE



### PROJECT NAME:

### LEHI TECH CORRIDOR

**blū** was a member of a design-build team led by Wilson & Company and Ames-Wadsworth for this critical and expansive traffic improvement project spanning multiple interchanges at the north end of Utah County. In addition to new landscaping improvements at the SR-92 interchange and restorative landscaping elsewhere, **blū** was involved in leading the aesthetic design and treatments on the bridges, and underpasses, including grade separated trail connections that avoided interchange traffic altogether.

client: Wilson & Company | UDOT Region 2 | Ames-Wadsworth  
 firm PM: Rob Donigan  
 client PM: Michael King | Senior Vice President | 801.307.2843  
 services: Landscape, Irrigation, Aesthetic Design  
 completed: September 2019 (Design), October 2020 (construction)  
 project costs: \$36,000 (design), \$415,000,000 (construction)



### PROJECT NAME:

### 3300 SOUTH & I-15 GATEWAY

Serving as a gateway to South Salt Lake City, this project also runs along the Millcreek Trail corridor providing a critical connection to the Jordan River Parkway Trail system. **blū** developed conceptual drawings and construction documents for landscaping enhancements at this important entry to the City. **blū** enhanced the interchange through a combination of bollard lighting, banner poles, City entry signage, trail signage, sustainable landscaping, and a series of natural art pieces.

client: South Salt Lake City | UDOT Region 2  
 firm PM: Rob Donigan  
 client PM: Sharen Hauri | Urban Design Dir. | 801.464.6771  
 services: Conceptual Design, Construction Documents, CA  
 completed: September 2017  
 project costs: \$33,321 (design), \$560,000 (estimated construction)



### PROJECT NAME:

### CAIRNS DISTRICT GATEWAYS

Over the past 5 years, **blū** has collaborated with Sandy City on a number of different projects within the Cairns District. One specific project was to develop designs and standards for key gateways into the District, including monumentation, wayfinding, signage, streetscape, and branding element designs including such things as crosswalks, manhole covers, sidewalk medallions, site furnishings, and detailed planting palettes. A detailed guiding document establishing a unique and distinctive character for this district was created for the City.

client: Sandy City  
 firm PM: Cory Shupe  
 client PM: Dan Medina | Dir. Parks & Rec. | 801.568.2900  
 services: Master Plan, 3D  
 completed: Fall 2018 (Design)  
 project costs: \$19,000 (design)



### ST. GEORGE BOULEVARD & I-15 INTERCHANGE

**blū** was part of a design-build team led by Wilson & Company and Wadsworth Brothers Construction to renovate and enhance this critical interchange that accesses St. George Boulevard. Preserving and integrating with existing mature plant material was key to the success of the project. This included preserving existing inert groundcover material, stockpiling it, and re-placing it to be able to seamlessly tie the old with the new. In addition, due to the new traffic patterns created by the construction, new “pork chop” islands were created. These were planted with flowing swaths of locally available and drought tolerant plant material providing massing, texture color, and interest.

|                |                                                     |
|----------------|-----------------------------------------------------|
| client:        | Wilson & Company   UDOT R4   St. George City        |
| firm PM:       | Rob Donigan                                         |
| client PM:     | Michael King   Senior Vice President   801.307.2843 |
| services:      | Landscape, Irrigation Design                        |
| completed:     | November 2013 (Design), 2015 (construction)         |
| project costs: | \$28,352 (design)                                   |

### ADDITIONAL RELEVANT PROJECT LIST

North Shore Development | [Saratoga Springs - on going](#)

200 South Streetscape & Medians | [American Fork - on going](#)

Bastian Agricultural Center | [South Jordan - on going](#)

300 South University Plaza | [Provo - 2022](#)

Centennial Plaza | [Taylorsville - 2021](#)

Centennial Park Interactive Water Feature | [Syracuse - 2019](#)

Giverny Development | [Cottonwood Heights - 2018](#)

Anthem Development | [Herriman - 2017](#)

Market Street & Riverside Drive | [Saratoga Springs - 2016](#)

Fort Union Boulevard Visioning & Streetscape | [Cottonwood Heights - 2015](#)

Union Park Avenue Streetscape | [Cottonwood Heights - 2012](#)



FORT UNION BOULEVARD VISIONING | Cottonwood Heights



300 S. UNIVERSITY GATEWAY PLAZA | Provo

## Appendix A

### Proposed Project Cost Form

#### Syracuse City Design Services – West Davis Highway Aesthetic Improvements

|                                               |                                                                                | Amount (\$)  | Time Amount (Days) |
|-----------------------------------------------|--------------------------------------------------------------------------------|--------------|--------------------|
| <b>Comprehensive Theme</b>                    |                                                                                | <b>Total</b> | <b>\$7,000</b>     |
| Task 1                                        | Discussion with City stakeholders to develop goals and theme options.          | \$1,600      | 30                 |
| Task 2                                        | Produce 3 separate themes and discuss with City stakeholders.                  | \$3,600      |                    |
| Task 3                                        | Work with stakeholders to find consensus on preferred theme.                   | \$1,800      |                    |
| <b>Aesthetic Design for Interchange Areas</b> |                                                                                | <b>Total</b> | <b>\$10,525</b>    |
| Task 1                                        | Create 2 conceptual designs                                                    | \$8,925      | 45                 |
| Task 2                                        | Present conceptual designs to City officials for approval of preferred option. | \$1,600      |                    |
| <b>Construction Drawings and Coordination</b> |                                                                                | <b>Total</b> | <b>\$42,175</b>    |
| Task 1                                        | Produce preliminary and final construction drawings.                           | \$38,425     | 90                 |
| Task 5                                        | Coordination through bidding and construction.                                 | \$3,750      |                    |

#### OPTIONAL SERVICES:

Supplement Site Survey (Optional)  
3D Simulation (Optional)

|                       | \$ Amount       | Days       |
|-----------------------|-----------------|------------|
| <b>Proposal Total</b> | <b>\$59,700</b> | <b>165</b> |

\$2,800  
\$5,200

Each Consultant submitting a proposal specifically acknowledges, both individually and on behalf of the submitting entity, that they have inspected the project site(s) and understand that this Project may include exposure to natural elements, inclement weather, icy, slippery and/or wet conditions, uneven surfaces and other possible hazardous conditions associated with building construction. Furthermore, all information provided with a submitted proposal is a true and accurate representation of ability to perform the work outlined.



Consultant Representative (name)

Robert Donigan | Landscape Architect, Project Manager

10/13/2022

Date



blu line designs

planning | landscape architecture | urban design

8719 S. Sandy Parkway  
Sandy Utah 84070

phone : 801.703.6383

## **RESOLUTION 22-36**

### **A RESOLUTION AUTHORIZING THE EXECUTION OF A CONSULTANT SERVICES AGREEMENT WITH BLŪ LINE DESIGN FOR DESIGN SERVICES FOR THE WEST DAVIS HIGHWAY AESTHETICS IMPROVEMENT PROJECT.**

**WHEREAS**, the Syracuse City Council has the authority under state and local law to enter into agreements for professional services for the benefit of the City; and

**WHEREAS**, the City posted a Request for Qualifications (RFQ) for professional design services for its West Davis Highway Aesthetics Project (“Project”); and

**WHEREAS**, blū line design submitted a responsive proposal to the RFQ and was selected based on the City’s selection criteria as a firm with the desired experience and expertise for the Project; and

**WHEREAS**, the City desires to enter into a Consulting Services Agreement with blū line design for the Project.

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

**Section 1. Authorization.** The City Council authorizes the Mayor to execute the Consulting Services Agreement, attached as Exhibit A, with Blu Line Design for the design services for the West Davis Highway Aesthetics Improvement Project, and to take actions related to the City’s obligations under that Agreement.

**Section 2. Severability.** If any section, part or provision of this Resolution or the program 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 or program shall be severable.

**Section 3. Effective Date.** This effective date of this Resolution is the date of its adoption.

**PASSED AND ADOPTED BY THE SYRACUSE CITY COUNCIL, SYRACUSE CITY, STATE OF UTAH, THIS \_\_\_\_\_<sup>th</sup> DAY OF \_\_\_\_\_, 2022.**

**SYRACUSE CITY**

ATTEST:

\_\_\_\_\_  
Cassie Z. Brown, MMC  
Secretary

By: \_\_\_\_\_  
David Maughan  
Mayor

Voting by the City Council:

|         | “AYE” | “NAY” |
|---------|-------|-------|
| Bingham | _____ | _____ |
| Carver  | _____ | _____ |
| Savage  | _____ | _____ |
| Teague  | _____ | _____ |
| Watson  | _____ | _____ |

## Exhibit A

### CONSULTANT SERVICES AGREEMENT

THIS AGREEMENT, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by and between \_\_\_\_\_, hereinafter called "CONSULTANT" and Syracuse City, hereinafter referred to as "OWNER" hereby acknowledge and reduce in writing an AGREEMENT made on or about the above date.

THAT WHEREAS, the OWNER recognizes the need for professional and technical services relating to the West Davis Highway Aesthetic Improvements, hereinafter referred to as "PROJECT."

WHEREAS, the OWNER recognizes the CONSULTANT as having the necessary expertise and experience to perform the services for the PROJECT and that it is properly qualified and licensed, if required, in the State of Utah for this work;

NOW, THEREFORE, OWNER and CONSULTANT agree as follows:

#### SECTION 1 - PROFESSIONAL SERVICES

1.1 The professional services to be rendered by CONSULTANT shall be as follows:

See Exhibit A for scope of work of the subject PROJECT incorporated herein by reference.

#### SECTION 2 - PROJECT SCHEDULE

2.1 The following completion dates have been set for the PROJECT:

**Theming Alternatives Submittal | December 14, 2022**

**Conceptual Design Submittal | January 25, 2023**

**Design Development Submittal | March 17, 2023**

**90% Design Submittal | April 19, 2023**

**Final Bid Documents | May 8, 2023**

**Project Bid | June 7, 2023**

**Substantial Completion & Closeout | October 25, 2023**

#### SECTION 3 - PAYMENT TO SUBCONSULTANT

3.1 It is hereby understood and agreed that the CONSULTANT will provide services to the OWNER in accordance with the scope of work (paragraph 1.1).

MONTHLY PROGRESS BILLINGS, CONTRACT MAXIMUM. For all services and materials pertinent hereto the CONSULTANT shall bill the OWNER monthly at the specific billing rates for each staff type indicated on the costs schedule, not to exceed the specified proposed cost for each task performed in accordance with the Proposed Project Cost Sheet (Exhibit A) for the actual number of hours worked by employees and the actual number of equipment hours or units used, up to a **maximum of \$59,700.**

3.2 DELAYS. The CONSULTANT is not responsible for damage or delay in performance caused by events beyond the control of CONSULTANT. In the event CONSULTANT's services are suspended, delayed, or interrupted for the convenience of the OWNER or delays occur beyond the control of CONSULTANT, an equitable adjustment in CONSULTANT's time of performance, cost of CONSULTANT's personnel and subcontractors, and CONSULTANT's compensation shall be amended as agreed upon by the Parties.

3.3 PAYMENT TERMS. Each CONSULTANT invoice will be paid by the OWNER within 30 days of receipt.

#### SECTION 4 - MISCELLANEOUS PROVISIONS

4.1 STANDARD OF PERFORMANCE. All of CONSULTANT's services under this AGREEMENT shall be performed in a reasonable and prudent manner in accordance with generally accepted ARCHITECT-ing practices.

4.2 ADDITIONAL SERVICES. Consultant services or items which are not considered within the scope of work as set forth in paragraph 1.1 of this AGREEMENT may be provided by the

CONSULTANT under an extension of this contract or under separate contract with the OWNER.

4.3 OWNER-PROVIDED SERVICES AND INFORMATION. The OWNER shall furnish the CONSULTANT available studies, reports, and other data pertinent to CONSULTANT's services; obtain or authorize CONSULTANT to obtain or provide additional reports and data as necessarily required to accomplish the objective of this agreement; Coordinate with CONSULTANT to obtain necessary services of others as required for the performance of CONSULTANT's services hereunder, and CONSULTANT shall be entitled to use and rely upon all information and services provided by OWNER or others in performing CONSULTANT's services under this AGREEMENT.

4.4 OWNER-PROVIDED ACCESS. The OWNER shall arrange for access to and make all provisions for CONSULTANT to enter upon public and private property as required for CONSULTANT to perform services under this AGREEMENT.

4.5 OWNERSHIP AND RE-USE OF DOCUMENTS. Original documents, methodological explanations, computer programs, drawings, designs, and reports generated by this AGREEMENT shall belong to and become the property of OWNER in accordance with accepted standards relating to public works contracts. Any additional copies, not otherwise provided for herein, shall be the responsibility of OWNER. OWNER will not sell originals or copies of any computer programs for profit without the written authorization of the CONSULTANT.

Documents, including drawings and specifications, prepared by CONSULTANT pursuant to this AGREEMENT are not intended or represented to be suitable for reuse by OWNER or others on any other project. Any reuse of completed documents or use of partially completed documents without written verification or concurrence by CONSULTANT for the specific purpose intended will be at OWNER's sole risk and without liability or legal exposure to CONSULTANT; and OWNER shall indemnify and hold harmless CONSULTANT

from all claims, damages, losses, and expenses, including attorney's fees arising out of or resulting therefrom. Any such certification or adaptation of completed documents will entitle CONSULTANT to further compensation at rates to be agreed upon by OWNER and CONSULTANT.

4.6 INSURANCE. The CONSULTANT maintains, at its own expense, workers compensation, comprehensive general liability, automobile liability, and professional liability insurance policies with limits at or above that which is reasonably required in the industry and will furnish certificates of insurance to OWNER, naming OWNER as additional insured on automobile and general liability policies.

4.7 SUCCESSORS AND ASSIGNS. OWNER and CONSULTANT, respectively, bind themselves, their partners, successors, assigns, and legal representatives to the covenants of this AGREEMENT. Neither OWNER nor CONSULTANT will assign, sublet, or transfer any interest in this AGREEMENT without the written consent of the other.

4.8 SEVERABILITY. If any provision of this AGREEMENT is held invalid or unenforceable, the remaining provisions shall be valid and binding upon the parties. One or more waivers by either party of any provision, term, or condition shall not be construed by the other party as a waiver of any subsequent breach of the same provision, term, or condition.

4.9 INDEPENDENT CONTRACTOR. CONSULTANT and OWNER agree that CONSULTANT is an independent contractor. CONSULTANT shall be solely responsible for the conduct and control of the work performed under this AGREEMENT. CONSULTANT shall be free to render consulting services to others during the term of this AGREEMENT, so long as such activities do not interfere with or diminish CONSULTANT's ability to fulfill the obligations established herein to OWNER.

## SECTION 5 - LEGAL RELATIONS

5.1 INDEMNIFICATION. Each party (the "indemnifying party") agrees to indemnify and hold harmless the other party and any of its principals, agents, and employees, from and

against all claims, loss, liability, suits, and damages, including attorney's fees, charges, or expenses to which such other party or any of them may incur to the extent they arise out of or result from any negligent act or omission caused by the indemnifying party or its agents or employees.

default is effected by CONSULTANT, the negotiated adjustment shall include a payment on that portion of the work performed. The equitable adjustment for any termination shall provide payment to the CONSULTANT for actual services rendered and expenses incurred prior to the termination.

#### SECTION 6 - TERMINATION OF AGREEMENT

6.1 This AGREEMENT may be terminated in whole or in part by either party in the event of substantial failure by the other party to fulfill its obligations under this AGREEMENT through no fault of the terminating party; providing that no such termination may be effected unless the other party is given (1) not less than thirty (30) days written notice (delivered by certified mail, return receipt required) of intent to terminate, and (2) an opportunity for consultation with the terminating party prior to termination.

6.2 If this AGREEMENT is terminated in whole or in part by OWNER for reasons of default by CONSULTANT, a negotiated adjustment in the price provided for in this AGREEMENT shall be made based upon *quantum meruit*, however, no amount shall be allowed for anticipated profit or unperformed services. If termination for

#### SECTION 7 - ENTIRE AGREEMENT

7.1 This Consultant Services AGREEMENT shall remain in effect throughout the duration of the PROJECT. This AGREEMENT, including attachments incorporated herein by reference, represents the entire AGREEMENT and understanding between the parties, and any negotiations, proposals, or oral agreements are intended to be integrated herein and to be superseded by this written AGREEMENT. Any supplement or amendment to this AGREEMENT, to be effective, shall be in writing and signed by the OWNER and CONSULTANT.

#### SECTION 8 - GOVERNING LAW

8.1 This AGREEMENT is to be governed by and construed in accordance with the laws of the State of Utah.

IN WITNESS WHEREOF, the parties hereto have subscribed their names through their proper offices duly authorized as of the day and year first above written.

#### SIGNATORY

Name of OWNER:  
SYRACUSE CITY

Name of CONSULTANT:  
blū line design

By: \_\_\_\_\_  
Dave Maughan  
Mayor

By: \_\_\_\_\_  
Cory Shupe  
President

Exhibit A

Proposal



The background of the entire page is a detailed, light blue line drawing of a landscape architectural plan. It shows a complex network of roads, including a large interchange, and is populated with numerous circular symbols representing trees and shrubs. The drawing is oriented horizontally and covers the entire area of the document.

SYRACUSE CITY

LANDSCAPE ARCHITECTURAL AND DESIGN SERVICES FOR ANTELOPE  
DRIVE/WEST DAVIS HIGHWAY INTERCHANGE AREA



OCTOBER 13, 2022

PROPOSAL

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October 13, 2022

Syracuse City  
Noah Steele | Community and Economic Development Director  
1979 West 1900 South  
Syracuse, UT 84075



RE: Request for Proposals | Landscape Architectural and Design Services for Antelope Drive/West Davis Highway Interchange Area

Dear Noah,

**blū line designs (blū)** is pleased to submit this proposal for professional design services for the landscape and aesthetic treatments for the West Davis Highway Interchanges within Syracuse. We are very familiar with these project sites having completed work in and for Syracuse City in the past and having employees that live in Davis County. **blū** is very interested in assisting the City with the designs of these interchanges and have included **Ensign Engineering** for any necessary civil design and survey work; **Spectrum Engineering** for electrical and lighting design, and **WCA Structural Engineering** for any necessary structural design. We believe our depth of experience in landscape architecture, place making, and transportation related design more than qualify us for this work.

**Why choose blū?**

**EXPERIENCE / blū** has a combined over **75** years of planning and design experience working with numerous municipalities both inside and outside of Utah. This includes all aspects of streetscape and transportation related design from conceptual design, master planning, and public involvement to final design, construction documents, and construction administration.

**CLIENT SERVICE & RELATIONSHIPS /** In addition to our depth of experience, we believe we differentiate ourselves by the value and emphasis we place on creating and maintaining strong relationships through our superior client service. As a witness to our level of service, most of our projects are for repeat clients.

**COLLABORATIVE APPROACH /** Described in more detail in this Proposal, **blū** takes a customized approach to every project we work on. There is no cookie-cutter approach that we employ on any project, knowing that every client is different; every site is different; and every project is different. This RFP presents a unique opportunity to create meaningful and memorable entry ways into your City, and our team will work collaboratively with you to ensure that the final design meets the desires and needs of each involved.

**PLACE MAKING /** Just as we believe in taking a customized approach to every project, we also believe that our designs for every project should be unique, different, and inviting to the users. We will utilize this skill and past experience in place making to create a design for these gateways that are unique, different, and memorable.

**blū** is immediately ready and excited to begin this project with you and will commit all our efforts to ensure that the schedule and budget requirements are met, that you are provided with personal client oriented service, and that your quality expectations are exceeded. Rob Donigan will be the project manager and primary contact for the project. Please contact him at 801.703.6383, [rob@blulinedesigns.com](mailto:rob@blulinedesigns.com) or Cory Shupe, owner and managing principal, at 801.913.7994 at any time with questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rob Donigan', written over a horizontal line.

Robert Donigan | Landscape Architect, Project Manager  
**blū line designs**  
8719 S. Sandy Parkway, Sandy, UT 84070  
801.703.6383  
[rob@blulinedesigns.com](mailto:rob@blulinedesigns.com)

A handwritten signature in black ink, appearing to read 'Cory Shupe', written over a horizontal line.

Cory Shupe | Landscape Architect, Owner  
**blū line designs**  
8719 S. Sandy Parkway, Sandy, UT 84070  
801.913.7994  
[cory@blulinedesigns.com](mailto:cory@blulinedesigns.com)

### PROJECT TEAM

#### blū line designs

**blū line designs (blū)**, located in Sandy, UT, is an urban planning, design, and landscape architecture founded in 2008. **blū** has been working on urban planning and design projects for their entire careers with experience in both the public and private sectors. We have worked on all aspects of streetscapes and transportation related design from preliminary conceptual design through construction administration. Many of these projects have been for local municipalities and/or UDOT along the I-15 corridor. We are very familiar with the harsh environments that exist along our transportation corridors and the need to have landscaping that is sustainable and maintainable within them. We have landscape designers and irrigation designers that are specifically knowledgeable in designing for these conditions.

Furthermore, our team consists of four talented landscape architects (see Key Personnel) that are known for their creativity and attention to detail. We specialize in bridging the gap between sustainable planning and design, feasibility, and the desires of both clients and user groups. Our client relationship is our first priority and we believe that open communication leads to successful projects. We are also on the forefront of planning and technology in the industry utilizing advanced techniques in 3D modeling to visually communicate with our clients. We have all necessary equipment, computers, and materials to complete this project. We may utilize such software as AutoCAD (LandFX), SketchUp, Lumion, Photoshop, InDesign, Microsoft Word, Excel, etc. to perform the necessary work.

#### Ensign Engineering & Land Surveying

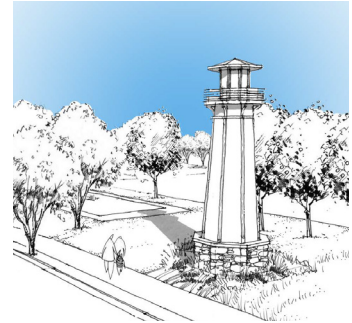
**Ensign Engineering (Ensign)** is a full service engineering firm specializing in civil and structural engineering and land surveying. **Ensign** began its business as just a land surveying firm in 1987, expanding services to full engineering and structural design in 1995. **Ensign** is a Utah based company with offices in Sandy, Layton, Tooele, Richfield, and Cedar City. With over 75 employees, **Ensign** has the resources to tackle any project, yet is still small enough to be flexible and responsive to our client's needs. **Ensign** shares the vision with our clients and the public enhancing communities with the building of parks, places where people can connect and interact in a positive outdoor environment.

#### Spectrum Engineers

Founded in 1982, **Spectrum Engineers (Spectrum)** is a multi-discipline consulting engineering firm based in Salt Lake City, Utah with offices in Phoenix, Arizona and Baltimore, Maryland. **Spectrum** will provide the necessary electrical design for the proposed facilities including power to the restroom, parking lot lighting, and safety lighting. They will also provide the necessary coordination with the Spanish Fork power department. **Spectrum** has three decades of experience designing mechanical, electrical and related systems for parks, sports complexes, field houses and recreation centers.

#### WCA Structural Engineering

**WCA Structural Engineering** is a full service, licensed, and insured structural engineering firm, offering services and over forty years of experience within the western United States. We offer the combined resources and experience of our engineering, drafting, and administrative personnel to serve our client's needs. We view ourselves as though we are an extension of our client's company that provides support in that partnership.



NORTH SHORE | Saratoga Springs



3300 SOUTH | South Salt Lake



PIONEER PARK | Kaysville

## KEY PERSONNEL (blu)



**CORY SHUPE | PLA, ASLA**  
President | blu line designs

BLA, Utah State University, 1998  
PLA | Registration: 5410044-5301

Cory has extensive experience in land planning, community & urban design, and landscape architecture. Throughout his career in the public and private sectors, Cory has been involved in a wide variety of projects. These projects range from some of the largest master planned communities, business parks, and university campus' in Utah to small town main street studies. Whether big or small, every project he has been involved in has a significant impact on the quality of life of those who experience it. Early in his career Cory worked for the Logan City Parks and Recreation Department performing inventories and designs for their park system. Since that time some of his more notable projects include: Cairns District Gateways, BYU Master Plan & Roadway Design, MIDA Falcon Hill, 3300 South & I-15 Gateway, Anthem Development, Canyon Point Development, and Northshore Development.

**Role:** President - will provide project oversight, firm commitment, design expertise, and quality control.



**ROBERT DONIGAN | PLA, ASLA, LEED AP**  
Project Manager | blu line designs

BLA, Utah State University, 1998  
PLA | Registration: 6826288-5301

Robert has over 22 years of professional design experience focused on maintainable and sustainable streetscape design from conceptual design and master planning to construction documents and construction observation. He has worked for private developers and transportation departments across the Western United States beginning his career as a landscape architect for the Colorado Springs Parks and Recreation Department. Notable projects include: 3300 South & I-15 Gateway, Lehi Tech Corridor, St. George Boulevard & I-15 Interchange, Centennial park Interactive Water Feature, Centennial Plaza, AF 200 South Streetscape, MIDA Falcon Hill, 3500 South & I-215 Interchange, SR-77 & I-15 Interchange, 10600 South & I-15 Interchange, Bluff Street Interchange, Northshore Development, Anthem Development, and Aclaime at Independence.

**Role:** Project Manager - will be the lead landscape architect and main point of contact with the City's Project Manager.



**SCOTT STEPHENS | PLA, ASLA**  
Senior Landscape Architect | blu line designs

MLA, University of Arizona, 2010  
BS, Horticulture, BYU-Idaho, 2007  
PLA | Registration: 8709761-5301

Scott is a landscape architect with experience working on a wide array of project types including project management of parks, college campus work, schools, medical facilities, corporate campuses, retail/commercial developments, churches, and residential developments. Some of Scot's responsibilities with include planning and design, irrigation design, 3D modeling, animation, & visualization and construction administration. Notable projects include: Cairns District Gateways, Canyon Point Development, BYU Roadway Design, Fort Union Boulevard Visioning & Streetscape, Anthem Development, and Northshore Development.

**Role:** Landscape, Irrigation, and Amenity Design.

## METHODOLOGY OF CONSULTANT



**CAM PRESTON | PE**  
Principal, Civil Site Design | **ENSIGN ENGINEERING**

BS, Civil Engineering, U of U  
MS, Civil Engineering, U of U

Cam has over 18 years of experience in design, estimation, and construction management. Over the years, Cam has successfully completed the design of many civil site projects which include municipal parks, road improvements, drainage designs, open channel and water designs, and sanitary sewer design projects. Cam is located in Ensign's Layton office providing convenient service to the project and City as required.

**Role:** Project Engineer - will be the lead engineer responsible for all civil design.



**SPENCER LITTLE | PE**  
Principal | **SPECTRUM ENGINEERS**

BS, Electrical Engineering, University of Utah

Spencer has more than 16 years of electrical experience, eight of which have been with Spectrum Engineers providing electrical engineering and commissioning services on numerous projects including office, military, laboratory, hospitality, residential, retail, cultural and other project types. As a licensed electrician, Mr. Little brings a unique advantage to the projects he designs and commissions. With his many years of field experience as an electrician, he brings added insight into the constructability of his designs and the ability to view issues from multiple perspectives including those of installing contractors, designers and owners.

**Role:** Electrical Engineer.



# CENTENNIAL PLAZA

2600 West 5400 South

## METHODOLOGY OF CONSULTANT

### PROJECT UNDERSTANDING & APPROACH

As described in the RFP, the West Davis Corridor will provide an important access and gateway to Syracuse City and to Antelope Island; specifically at the two interchanges identified as part of the project: Antelope Drive and 2000 West. If addressed correctly, these interchanges will further identify Syracuse as “The Gateway to Antelope Island” and help the City establish it’s brand as an “Un-I-15” community and as a “get away” along the Wasatch Front. The landscaping treatments at these interchanges is the focus of the project including such improvements as landscaping, irrigation, signage, structures, monuments, lighting, and other aesthetic opportunities. Contextual, water-wise landscaping that supports these branding ideals is critical to the success of the project.

With this understanding in mind and within the scope of work structure the City establishes in the RFP, we offer an approach that:

- Utilizes a collaborative and creative process working with the City and selected stakeholders to explore a myriad of theming and aesthetic options resulting in a confluence of design ideas. Images, sketches, graphics, and, if desired, 3D simulations may be prepared to facilitate this process.
- Focuses on place making - creating a sense of place that is unique and memorable.
- Once consensus is achieved, submits Design Development Review (60%), Final Design Review (90%), and Bid Documents (100%) for review and bidding purposes.
- Prepares construction cost estimates at each submittal phase of the project ensuring that Bid Documents are achievable based on the City’s budget.
- Mitigates risk by open communication and coordination with the City and other stakeholders like UDOT to ensure that we understand all existing opportunities and constraints and how those may or may not impact the desired result.
- Establishes key milestones throughout the project to meet City’s schedule (see Project Schedule below).
- Offers optional services such as supplemental survey and 3D simulations if desired and needed.



Antelope Drive Interchange



2000 W Interchange

### QUALITY AND COST CONTROL

**blū** prides itself on the highest level of quality. Quality review is required of staff at all levels and all deliverables are reviewed before leaving the office by the project manager and/or principal. Our multi-step Quality Control (QC) process includes: self correction; senior level review and redline; redline corrections; back checking corrections; and final review. This multi-step process is employed on all plans, specifications, and estimates. Additionally, we will provide meeting minutes for all project meetings to ensure that all comments through the process are documented and addressed appropriately. This includes holding comment resolution meetings during the final design process that will document how each comment is addressed.

A similar approach is taken in monitoring cost control. Both the project manager and president review project budgets on a weekly basis to ensure project commitments are being met within the established budget. We know that



## METHODOLOGY OF CONSULTANT

keeping a project on budget is critical to our clients and we commit to completing all work identified in this proposal for the proposed budget. **blū** minimizes and eliminates change orders by establishing project expectations, commitments, and deliverables at the onset of any project. We will not request a project change order unless the scope of work has clearly changed or been added to; and in that case, we will not proceed with the additional work without written consent from the City.

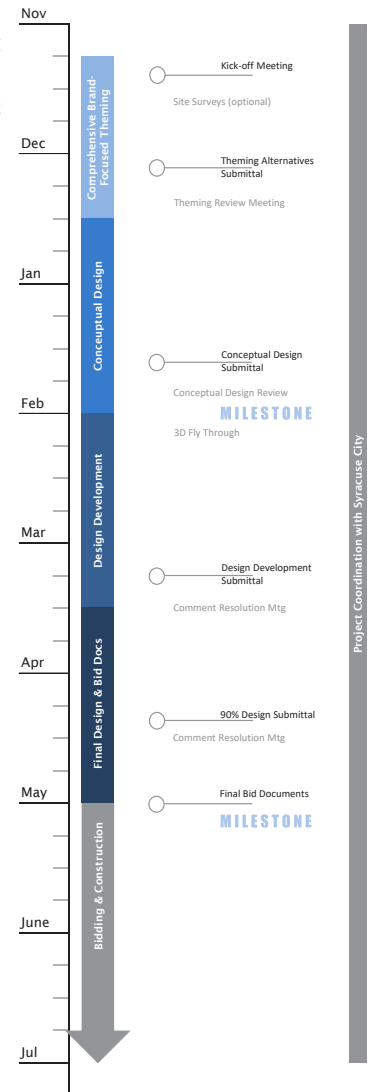
## PROJECT TIMELINE

**blū** understands that timely completion is one of our client's highest priorities. Unforeseen circumstances often arise that sometimes delay a schedule, but we will commit to overcome these delays and ensure that the project is always moving forward and the end goal is met. We will begin by establishing a realistic schedule with the client that accounts for everyone's desires and constraints and then we will stick to it. Our schedule will establish interim milestones that will be monitored as the project progresses to ensure the overall schedule is met.

**blū** holds weekly workload meetings to ensure that project tasks and deadlines are sufficiently staffed and being completed. Special attention will be paid to tracking the established project milestones and managing as best as possible City review periods. We have included a preliminary project schedule to the right based on the information provided and our understanding of the project. Key dates are also included below. We will do all we can to make it through the design process as fast as we responsibly can so the City can move forward with bidding and construction of the proposed improvements.

### KEY DATES:

|                                   |                  |
|-----------------------------------|------------------|
| PROJECT KICK OFF                  | NOVEMBER 9, 2022 |
| THEMING ALTERNATIVES SUBMITTAL    | DECEMBER 5, 2022 |
| CONCEPTUAL DESIGN SUBMITTAL       | JANUARY 18, 2023 |
| DESIGN DEVELOPMENT SUBMITTAL      | MARCH 10, 2023   |
| 90% DESIGN SUBMITTAL              | APRIL 12, 2023   |
| FINAL BID DOCUMENTS               | MAY 1, 2023      |
| PROJECT BID                       | JUNE 1, 2023     |
| SUBSTANTIAL COMPLETION & CLOSEOUT | OCTOBER 15, 2023 |



## RELEVANT EXPERIENCE



### PROJECT NAME:

### LEHI TECH CORRIDOR

**blū** was a member of a design-build team led by Wilson & Company and Ames-Wadsworth for this critical and expansive traffic improvement project spanning multiple interchanges at the north end of Utah County. In addition to new landscaping improvements at the SR-92 interchange and restorative landscaping elsewhere, **blū** was involved in leading the aesthetic design and treatments on the bridges, and underpasses, including grade separated trail connections that avoided interchange traffic altogether.

client: Wilson & Company | UDOT Region 2 | Ames-Wadsworth  
 firm PM: Rob Donigan  
 client PM: Michael King | Senior Vice President | 801.307.2843  
 services: Landscape, Irrigation, Aesthetic Design  
 completed: September 2019 (Design), October 2020 (construction)  
 project costs: \$36,000 (design), \$415,000,000 (construction)



### PROJECT NAME:

### 3300 SOUTH & I-15 GATEWAY

Serving as a gateway to South Salt Lake City, this project also runs along the Millcreek Trail corridor providing a critical connection to the Jordan River Parkway Trail system. **blū** developed conceptual drawings and construction documents for landscaping enhancements at this important entry to the City. **blū** enhanced the interchange through a combination of bollard lighting, banner poles, City entry signage, trail signage, sustainable landscaping, and a series of natural art pieces.

client: South Salt Lake City | UDOT Region 2  
 firm PM: Rob Donigan  
 client PM: Sharen Hauri | Urban Design Dir. | 801.464.6771  
 services: Conceptual Design, Construction Documents, CA  
 completed: September 2017  
 project costs: \$33,321 (design), \$560,000 (estimated construction)



### PROJECT NAME:

### CAIRNS DISTRICT GATEWAYS

Over the past 5 years, **blū** has collaborated with Sandy City on a number of different projects within the Cairns District. One specific project was to develop designs and standards for key gateways into the District, including monumentation, wayfinding, signage, streetscape, and branding element designs including such things as crosswalks, manhole covers, sidewalk medallions, site furnishings, and detailed planting palettes. A detailed guiding document establishing a unique and distinctive character for this district was created for the City.

client: Sandy City  
 firm PM: Cory Shupe  
 client PM: Dan Medina | Dir. Parks & Rec. | 801.568.2900  
 services: Master Plan, 3D  
 completed: Fall 2018 (Design)  
 project costs: \$19,000 (design)



### ST. GEORGE BOULEVARD & I-15 INTERCHANGE

**blū** was part of a design-build team led by Wilson & Company and Wadsworth Brothers Construction to renovate and enhance this critical interchange that accesses St. George Boulevard. Preserving and integrating with existing mature plant material was key to the success of the project. This included preserving existing inert groundcover material, stockpiling it, and re-placing it to be able to seamlessly tie the old with the new. In addition, due to the new traffic patterns created by the construction, new “pork chop” islands were created. These were planted with flowing swaths of locally available and drought tolerant plant material providing massing, texture color, and interest.

|                |                                                     |
|----------------|-----------------------------------------------------|
| client:        | Wilson & Company   UDOT R4   St. George City        |
| firm PM:       | Rob Donigan                                         |
| client PM:     | Michael King   Senior Vice President   801.307.2843 |
| services:      | Landscape, Irrigation Design                        |
| completed:     | November 2013 (Design), 2015 (construction)         |
| project costs: | \$28,352 (design)                                   |

### ADDITIONAL RELEVANT PROJECT LIST

North Shore Development | [Saratoga Springs - on going](#)

200 South Streetscape & Medians | [American Fork - on going](#)

Bastian Agricultural Center | [South Jordan - on going](#)

300 South University Plaza | [Provo - 2022](#)

Centennial Plaza | [Taylorsville - 2021](#)

Centennial Park Interactive Water Feature | [Syracuse - 2019](#)

Giverny Development | [Cottonwood Heights - 2018](#)

Anthem Development | [Herriman - 2017](#)

Market Street & Riverside Drive | [Saratoga Springs - 2016](#)

Fort Union Boulevard Visioning & Streetscape | [Cottonwood Heights - 2015](#)

Union Park Avenue Streetscape | [Cottonwood Heights - 2012](#)



FORT UNION BOULEVARD VISIONING | Cottonwood Heights



300 S. UNIVERSITY GATEWAY PLAZA | Provo

## Appendix A

### Proposed Project Cost Form

#### Syracuse City Design Services – West Davis Highway Aesthetic Improvements

|                                               |                                                                                | Amount (\$)  | Time Amount (Days) |
|-----------------------------------------------|--------------------------------------------------------------------------------|--------------|--------------------|
| <b>Comprehensive Theme</b>                    |                                                                                | <b>Total</b> | <b>\$7,000</b>     |
| Task 1                                        | Discussion with City stakeholders to develop goals and theme options.          | \$1,600      | 30                 |
| Task 2                                        | Produce 3 separate themes and discuss with City stakeholders.                  | \$3,600      |                    |
| Task 3                                        | Work with stakeholders to find consensus on preferred theme.                   | \$1,800      |                    |
| <b>Aesthetic Design for Interchange Areas</b> |                                                                                | <b>Total</b> | <b>\$10,525</b>    |
| Task 1                                        | Create 2 conceptual designs                                                    | \$8,925      | 45                 |
| Task 2                                        | Present conceptual designs to City officials for approval of preferred option. | \$1,600      |                    |
| <b>Construction Drawings and Coordination</b> |                                                                                | <b>Total</b> | <b>\$42,175</b>    |
| Task 1                                        | Produce preliminary and final construction drawings.                           | \$38,425     | 90                 |
| Task 5                                        | Coordination through bidding and construction.                                 | \$3,750      |                    |

#### OPTIONAL SERVICES:

Supplement Site Survey (Optional)  
3D Simulation (Optional)

|                       | \$ Amount       | Days       |
|-----------------------|-----------------|------------|
| <b>Proposal Total</b> | <b>\$59,700</b> | <b>165</b> |

\$2,800  
\$5,200

Each Consultant submitting a proposal specifically acknowledges, both individually and on behalf of the submitting entity, that they have inspected the project site(s) and understand that this Project may include exposure to natural elements, inclement weather, icy, slippery and/or wet conditions, uneven surfaces and other possible hazardous conditions associated with building construction. Furthermore, all information provided with a submitted proposal is a true and accurate representation of ability to perform the work outlined.



Consultant Representative (name)

Robert Donigan | Landscape Architect, Project Manager

10/13/2022

Date



blu line designs

planning | landscape architecture | urban design

8719 S. Sandy Parkway  
Sandy Utah 84070

phone : 801.703.6383



# COUNCIL AGENDA

November 15, 2022

Agenda Item #6

## **Award Contract for Secondary Reservoir Project Phase 2**

### ***Factual Summation***

This project consists of installation of a new 37.5 acre foot secondary reservoir and associated utilities along 2700 South Street from 2400 West Street to 2000 West Street. This project will include the installation of a concrete lined reservoir, pump station, 36" supply/discharge line for the new reservoir and installation of new 30" and 24" secondary mains.

***Schedule:*** It is estimated construction will begin this winter and all pipe work will be completed by April 15, 2024.

***Cost:*** Due to the specialized nature of the work required to complete this project, a contractor prequalification was done for this project. All seven contractors who submitted for the prequalification were approved and six bids were received on November 9, 2022. The low bidder is VanCon, Inc. with a total bid amount of \$14,537,000. The available budget is \$11 million which includes a \$2 million dollar drought resiliency grant the City received from the Bureau of Reclamation.

Strategies for reducing costs:

1. Finding equivalent materials that are more economical.
2. Reducing the scope of the project.
3. Delaying other capital projects.
4. Seek additional funding sources.

***Action Items:*** Determine whether to award the construction contract to VanCon, Inc.



**SYRACUSE**  
EST. CITY 1935

## Bid Tabulation Secondary Reservoir Project Phase 2

