

Minutes of the Special meeting of the Syracuse City Council held on July 28, 2015, at 7:10 p.m., in the Council Work Session Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

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

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

City Employees Present:  
Finance Director Steve Marshall  
City Attorney Clint Drake  
Public Works Director Robert Whiteley  
Acting Community and Economic Development Director Noah Steele

7:10:46 PM

1. Meeting Called to Order

Mayor Palmer called the meeting to order at p.m.

7:11:08 PM

COUNCILMEMBER LISONBEE MADE A MOTION TO AMEND THE AGENDA BY ADDING PUBLIC COMMENTS, REMOVING ITEMS THREE AND FOUR, AND TO ADOPT THE AGENDA WITH THOSE CHANGES. COUNCILMEMBER PETERSON SECONDED THE MOTION.

7:11:50 PM

Public comments

7:12:07 PM

TJ Jensen referenced the discussion that took place during the works session regarding the West Davis Corridor and indicated he understands the preference for a north/south corridor. He stated one item discussed during the Shared Solution meetings was a smaller corridor that would connect to 950 North in Farmington where Shepherd Lane is; Farmington has preserved a 150 foot corridor in that area specifically for the purpose of another road. He stated that a road similar to the road that leads from Stansbury Park in Tooele, which is a five lane road that is 150 feet or less wide, would easily fit in that corridor and he suggested Syracuse consider something similar. He then stated that during the preparation of the transportation master plan the consultant was asked to prepare data with and without consideration of the West Davis Corridor project and without the road the traffic on Bluff Road would only increase from 4,000 to 6,000 vehicles, which is not that big of an increase. He stated that it may be an option to widen Bluff Road and then provide a separate access road for residents living on Bluff Road so that they can back out of their property safely before heading either direction on the road. He stated he feels there are many great solutions available and noted that he feels it is wise to widen east/west corridors because he does not think it is good to split the business centers in the City more than they already are.

7:14:20 PM

Ray Zaugg stated that it is his belief that the extension of Layton Parkway to the west, which will ultimately connect to Bluff Road, there will be much more than 6,000 vehicles as was shown in the transportation study. He stated he agrees with Councilmember Gailey's comments during the work session that lifelong residents of the City have always known there would be a north/south road in the vicinity of Bluff Road and they have planned accordingly. He stated he disagrees that the West Davis Corridor would not promote new business and business traffic because cars will avoid Interstate 15 and will patronize businesses along the West Davis Corridor. He stated he has noticed that many people exit Interstate 15, travel down Antelope Drive, and head north on 2000 West because they want to avoid the congestion on the freeway. He then stated there are also many safety concerns associated with Freeport Center and if there were an environmental contamination in that area Syracuse Residents would only be able to travel north or south to get around it and he feels a scaled down freeway with reduced speeds is appropriate for Syracuse. He stated that it will ultimately be necessary to widen the east/west corridors in the City eventually, but while the opportunity is present the City should support the West Davis Corridor project and participate in the design of the project to ensure that it is something suitable for Syracuse.

[7:17:11 PM](#)

2. Approval of Minutes:

The following minutes were reviewed by the City Council: Work Session of May 26, 2015, the Work Session, Regular Meeting of June 9, 2015, the Work Session and Special Meeting of June 23, 2015, the Special Meeting of June 25, 2015, and the Work Session and Regular Meeting of July 14, 2015.

[7:17:44 PM](#)

COUNCILMEMBER GAILEY MADE A MOTION TO APPROVE THE MINUTES LISTED ON THE AGENDA. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

3. Proposed Resolution R15-24 amending the Syracuse City General Plan Land Use Map adopted in 1976, as amended, by changing the land use designation for property located at approximately 3600 W. 1700 S. from Professional Office to Business Park.

This item was removed from the agenda.

4. Proposed Ordinance 2015-16 amending the existing zoning map of Title Ten by changing from Professional Office Zone (PO) to Business Park Zone (BP) the parcel of property located at approximately 3600 W. 1700 S..

This item was removed from the agenda.

[7:18:13 PM](#)

5. Proposed Resolution R15-25 amending the Syracuse City General Plan Land Use Map adopted in 1976, as amended, by changing the land use designation for property located at approximately 1373 S. 2000 W. from R-1 Residential to Professional Office.

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

Subdivision Name:	To be determined
Location:	1373 S 2000 W
General Plan:	Neighborhood Services
Requested General Plan:	Professional Office
Current Zone:	R-1 Residential
Requested Zone:	Professional Office
Total Area:	0.33 acres

The applicant has been fortunate to acquire additional land adjacent to his and has applied to amend the general plan and zoning to match his existing property. The applicant would like to build an assisted living center and has included a concept site plan. The Planning Commission moved to recommend approval to the City Council of the General Plan change from Neighborhood Service to Professional Office and Rezone from R-1 Residential to Professional Office, Erik Craythorne, property located at approximately 1373 S. 2000 W., subject to all applicable requirements of the City's municipal codes and City staff reviews with a unanimous vote on July 21, 2015.

[7:18:48 PM](#)

COUNCILMEMBER DUNCAN MADE A MOTION TO ADOPT PROPOSED RESOLUTION R15-25 AMENDING THE SYRACUSE CITY GENERAL PLAN LAND USE MAP ADOPTED IN 1976, AS AMENDED, BY CHANGING THE LAND USE DESIGNATION FOR PROPERTY LOCATED AT APPROXIMATELY 1373 S. 2000 W. FROM R-1 RESIDENTIAL TO PROFESSIONAL OFFICE. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

[7:19:31 PM](#)

6. Proposed Ordinance 2015-17 amending the existing zoning map of Title Ten by changing from R-1 Residential to Professional Office Zone (PO) the parcel of property located at approximately 1373 S. 2000 W..

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

Subdivision Name:	To be determined
Location:	1373 S 2000 W
General Plan:	Neighborhood Services
Requested General Plan:	Professional Office
Current Zone:	R-1 Residential
Requested Zone:	Professional Office
Total Area:	0.33 acres

The applicant has been fortunate to acquire additional land adjacent to his and has applied to amend the general plan and zoning to match his existing property. The applicant would like to build an assisted living center and has included a concept site plan. The Planning Commission moved to recommend approval to the City Council of the General Plan change from Neighborhood Service to Professional Office and Rezone from R-1 Residential to Professional Office, Erik Craythorne, property located at approximately 1373 S. 2000 W., subject to all applicable requirements of the City's municipal codes and City staff reviews with a unanimous vote on July 21, 2015.

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COUNCILMEMBER DUNCAN MADE A MOTION TO ADOPT PROPOSED ORDINANCE 2015-17 AMENDING THE EXISTING ZONING MAP OF TITLE TEN BY CHANGING FROM R-1 RESIDENTIAL TO PROFESSIONAL OFFICE ZONE (PO) THE PARCEL OF PROPERTY LOCATED AT APPROXIMATELY 1373 S. 2000 W. COUNCILMEMBER LISONBEE SECONDED THE MOTION; ALL VOTED AYE.

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7. Final Subdivision Approval, Spring Haven Estates located at 1840 S. 3475 W., R-1 Zone, applicant Josh Hughes.

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

Subdivision Name:	Spring Haven
Location:	1840 S 3475 W
Current Zoning:	R-1 Residential
Total Area:	3.1 Acres
Net Developable Acres:	2.48 acres
Density Allowed:	7 lots
Density Requested:	7 lots

**Public Meeting Outline**

Concept Plan Review	May 6, 2014
Concept Plan Report PC	May 19, 2015
Concept Plan Report CC	May 26, 2015
Preliminary Plan PC	June 2, 2015
Preliminary Plan CC	June 9, 2015
Final Plan PC	July 21, 2015

The Planning Commission moved to recommend approval of the final subdivision plan for Spring Haven Estates located at approximately 1840 S. 3475 W., R-1 Zone, subject to all applicable requirements of the City's municipal codes and city staff reviews with a unanimous vote on July 21, 2015.

[7:20:19 PM](#)

COUNCILMEMBER DUNCAN MADE A MOTION TO GRANT FINAL SUBDIVISION APPROVAL FOR SPRING HAVEN ESTATES LOCATED AT APPROXIMATELY 1840 S. 3475 W., R-1 ZONE, APPLICANT JOSH HUGHES. COUNCILMEMBER LISONBEE SECONDED THE MOTION.

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8. Final Subdivision Approval, Trails Edge Phase 3-5 located at 3500 W. 700 S., R-3 Zone, applicant Mark Sandberg.

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

Zone:	R-3 Residential
Applicant:	Mark Sandberg
Phase 3	
Acreage	4.466
Net Developable Acreage	3.573
Allowed lots	19
Proposed lots	15
Phase 4	
Acreage	3.555
Net Developable Acreage	2.844
Allowed lots	15
Proposed lots	14
Phase 5	
Acreage	5.961
Net Developable Acres:	4.769
Allowed Lots (5.44 units/acre)	25
Proposed Lots	19

**Public Meeting Outline**

General Plan Amendment Approval	
Planning Commission	April 15, 2014
City Council	May 13, 2014
Rezone R-3 Approval	
Planning Commission	June 3, 2014
City Council	June 10, 2014
Rezone R-1 Approval	
Planning Commission	July 1, 2013
City Council	July 8, 2014
Sketch Plan Approval	June 17, 2014
Preliminary Plan Approval	August 19, 2014
Final Plan Approval	July 21, 2015

The Planning Commission moved to recommend approval to the City Council of the Trails Edge Phase 3-5 Final Plan, Mark Sandberg, property located at approximately 3250 W. 700 S., subject to all applicable requirements of the City's municipal codes and City staff reviews with a unanimous vote on July 21, 2015.

7:21:05 PM

COUNCILMEMBER DUNCAN MADE A MOTION TO GRANT FINAL SUBDIVISION APPROVAL FOR TRAILS EDGE PHASES 3-5 LOCATED AT 3500 W. 700 S., R-3 ZONE, APPLICANT MARK SANDBERG. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

7:21:26 PM

9. Final Subdivision Approval, Tivoli Gardens Phase 2 located at 1875 S. 1000 W., R-3 Zone, applicant Wright Development Group.

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

Development:	Tivoli Gardens Phase 2
Location:	1000 W 1900 S
Zone:	R-3 Residential
Applicant:	Wright Development Group
Acreage	9.53
Net Developable Acreage	7.624
Allowed lots	41

Proposed lots 34

**Public Meeting Outline**

General Plan Approval	
Planning Commission	March 4, 2014
City Council	May 10, 2014
Rezone Approval	
Planning Commission	April 1, 2014
City Council	April 8, 2014
Sketch Plan Approval	April 1, 2014
Preliminary Plan Approval	May 6, 2014
Final Plan Approval PC	July 21, 2015

The Planning Commission moved to recommend approval of the Tivoli Gardens Phase 2 Final Plan request from Wright Development Group and Associates, located at approximately 1000 W. 1900 S., R-3 Residential Zone, subject to all applicable requirements of the City’s municipal codes with a unanimous vote on July 21, 2017.

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COUNCILMEMBER DUNCAN MADE A MOTION TO GRANT FINAL SUBDIVISION APPROVAL FOR TIVOLI GARDENS PHASE 2, LOCATED AT APPROXIMATELY 1875 S. 1000 W., R-3 ZONE, APPLICANT WRIGHT GROUP. COUNCILMEMBER LISONBEE SECONDED THE MOTION; ALL VOTED IN FAVOR.

7:22:01 PM

10. Consideration of letter to the Utah Department of Transportation re: the West Davis Corridor Project.

A memo from the City Manager explained at the July 14<sup>th</sup> City Council meeting, the Council expressed a desire to discuss the West Davis Corridor in preparation of the expected Record of Decision by UDOT, and possibly review, reaffirm, or edit the previous letter issued by the City regarding the Shared Solutions alternative. In a meeting with Councilmember Lisonbee and Mayor Palmer, it was decided that the best course of action would be to discuss the West Davis Corridor and address the upcoming issues related to the expected Record of Decision. Councilmember Lisonbee asked the other Councilmembers to send their comments to the City Manager in order to provide direction in the drafting of a letter to UDOT. Based on the input received from Councilmembers Lisonbee and Gailey as of Wednesday, July 22<sup>nd</sup>, City Manager Brody Bovero has drafted the attached letter for the Council’s consideration. Also included for reference are the minutes of the March 10 City Council meeting during which a similar item was discussed. The initial draft of the letter read as follows:

Carlos M. Braceras, Director  
Utah Department of Transportation  
4501 South 2700 West  
Salt Lake City, Utah 84114

Randy Jefferies, Project Manager  
UDOT West Davis Corridor EIS  
466 North 900 West  
Kaysville, Utah 84037

Re: West Davis Corridor

Dear Mr. Braceras and Mr. Jefferies,

In light of the expected Record of Decision for the West Davis Corridor, the Syracuse City Council would like to present its strongly held concerns regarding the impact of the highway through our City.

The impacts of a limited access highway through the middle of our City will no doubt create a physical division in our community, making it more difficult for our residents, both young and old, to traverse across neighborhoods as they have been able to for decades. If an alternative exists that would provide the regional transportation need

without a limited access highway, the City would be interested in this. While the City did not agree with all of the Shared Solutions alternative, and in particular the assumed requirement that the City would effectively forfeit its future land use decision-making powers to make it happen, the idea of an alternative to the highway is of interest to this City Council.

The City respects UDOT and the NEPA process, and recognizes that the decision of the WDC rests with the State. Should the highway alternative be chosen, the City will be supportive; but with grave concerns regarding the impacts to our neighborhoods as it relates to noise, unsightly road design and landscaping, exhaust, and accessibility across the highway.

In addition, Syracuse City has made a substantial investment in its trail systems and bike route program to make it one of the most bike and pedestrian friendly cities in Davis County. Included in these trail systems are the associated natural landscapes and views of west Davis County and Antelope Island, which has become an iconic hallmark of our City and a draw to our City that provides economic benefits. Through careful design, it is our expectation that UDOT will incorporate and protect these resources along with the implementation of a highway.

While Syracuse City will accept the highway if such decision is made, this City Council has an expectation that UDOT will not only construct the highway with great sensitivity to Syracuse City, but to all the communities that will be bisected by its structure.

Syracuse City will continue to encourage UDOT, the State Legislature, and the other affected cities, to work together in ensuring that the roadway design mitigates the potential negative impacts typically brought by a limited-access highway.

The City Council desires to continue working with the surrounding municipalities in a cooperative manner to solve land use and transportation issues. A large transportation investment such as the proposed West Davis Highway would become a lasting landmark on this region. We owe it to ourselves and future generations to ensure that such a structure is built with the appropriate sensitivities in mind.

Respectfully submitted,

Terry Palmer  
Mayor, Syracuse City

Cc: State Senator Jerry Stevenson  
State Representative Curtis Oda  
State Representative Brad R. Wilson  
Davis County Commission  
Weber County Commission  
Mayor and Council of Centerville City  
Mayor and Council of Farmington City  
Mayor and Council of Layton City  
Mayor and Council of Kaysville City  
Mayor and Council of West Point City  
Mayor and Council of Clinton City  
Mayor and Council of Roy City  
Mayor and Council of Hooper City

[7:22:20 PM](#)

City Manager Bovero noted that if the Council is interested in voting to authorize the Mayor to execute the letter to UDOT regarding the West Davis Corridor Project, he suggested that they consider the amendments that were discussed during the work session and, if necessary, provide additional suggested amendments following tonight's meeting. He read the changes that were made during the work session meeting. Council discussion and debate regarding the proposed letter

ensued, with the Council ultimately directing Mr. Bovero to edit the letter in a manner that contemplates the comments made during the work session and current discussion.

[7:30:32 PM](#)

COUNCILMEMBER DUNCAN MADE A MOTION TO DIRECT MAYOR PALMER AND CITY MANAGER BOVERO TO SEND A LETTER TO THE UTAH DEPARTMENT OF TRANSPORTATION RE: THE WEST DAVIS CORRIDOR PROJECT THAT CONTEMPLATES THE COMMENTS MADE DURING THE DISCUSSION. COUNCILMEMBER GAILEY SECONDED THE MOTION.

[7:30:56 PM](#)

Council and staff discussion of the motion ensued, with Mr. Bovero indicating that he will send the updated letter to the Council for review and input prior to executing and sending the letter to UDOT. Councilmember Lisonbee added that she would like for the initial and final version of the letter to be included in the minutes for the public record.

[7:32:32 PM](#)

Mayor Palmer stated there has been a motion and second regarding the proposed letter and he called for a vote; ALL VOTED IN FAVOR.

[7:33:20 PM](#)

Council discussion of the letter continued with a debate regarding whether the Mayor should solely sign the letter or if it should include the signatures of all Councilmembers as well. The Council concluded to close the letter with a statement indicating that the Mayor is signing the letter on behalf of the Council.

\*\*The final letter submitted to UDOT read as follows:

Carlos M. Braceras, Director  
Utah Department of Transportation  
4501 South 2700 West  
Salt Lake City, Utah 84114

Randy Jefferies, Project Manager  
UDOT West Davis Corridor EIS  
466 North 900 West  
Kaysville, Utah 84037

**Re: West Davis Corridor**

Dear Mr. Braceras and Mr. Jefferies,

In light of the expected Record of Decision for the West Davis Corridor, the Syracuse City Council would like to present its opinions regarding the impact of the highway through our City.

It is well understood that the proposed West Davis Highway will provide both positive and negative impacts to the adjacent communities within the corridor. Our City Council agrees that the City will benefit economically as businesses will benefit from increased traffic and accessibility. The City is grateful for the hard work and thoughtfulness that UDOT has provided in connection with the corridor selection process.

The City also realizes that, unfortunately, negative impacts come from a highway, especially if there is not sensitive design in its creation. The impacts of a limited access highway through the middle of our City will no doubt create a physical division in our community, making it more difficult for our residents, both young and old, to traverse across neighborhoods as they have been able to for decades.

The City respects UDOT and the NEPA process, and recognizes that the decision of the WDC rests with the State. Should the highway alternative be chosen, the City will be cooperative; but requests that UDOT cooperate with us and the other affected communities in mitigating negative impacts by incorporating measures such as low-noise pavement, limited truck traffic, enhanced landscaping, and other similar features that protect quality of life. Although we have these concerns, we are confident that we can sit down together to

create design alternatives that are less intrusive and will work for UDOT and the residents of the affected communities.

A large transportation investment such as the proposed West Davis Highway would become a lasting landmark on this region. We owe it to ourselves and future generations to ensure that such a structure is built with the appropriate sensitivities in mind, and less intrusive alternatives are-considered.

We look forward to working with you to ensure this project will be something of which UDOT and our residents will be proud.

Respectfully submitted on behalf of the Syracuse City Council,

Terry Palmer  
Mayor, Syracuse City

Cc: State Senator Jerry Stevenson  
State Representative Curtis Oda  
State Representative Brad R. Wilson  
Davis County Commission  
Weber County Commission  
Mayor and Council of Centerville City  
Mayor and Council of Farmington City  
Mayor and Council of Layton City  
Mayor and Council of Kaysville City  
Mayor and Council of West Point City  
Mayor and Council of Clinton City  
Mayor and Council of Roy City  
Mayor and Council of Hooper City

[7:34:35 PM](#)

11. Proposed Resolution R15-26 appointing the Syracuse City Attorney.

An administrative memo explained the Mayor has extended a conditional offer to Paul Roberts for the City Attorney position. This was following two rounds of interviews that involved attorneys from Clearfield and Layton cities, Councilmember Peterson, City Manager Brody Bovero, and Shauna Greer. The second round of interviews also included Councilmember Lisonbee, Mayor Palmer, Cassie Brown, and Garret Atkin.

[7:35:05 PM](#)

Mayor Palmer introduced Mr. Roberts to the City Council. Councilmember Johnson asked those that participated in the interview process to provide their reasoning for recommending Mr. Roberts as the appointee. Councilmembers Peterson and Lisonbee as well as Mayor Palmer indicated they were very supportive of Mr. Roberts based upon his past experience and the fact that he expressed an interest in working for the City long term.

[7:38:40 PM](#)

COUNCILMEMBER LISONBEE MADE A MOTION TO ADOPT RESOLUTION R15-26 APPOINTING THE SYRACUSE CITY ATTORNEY. COUNCILMEMBER PETERSON SECONDED THE MOTION.

[7:39:11 PM](#)

Councilmember Duncan stated he is aware that Mayor Palmer and Mr. Bovero were anxious to fill the City Attorney position sooner, but he is glad that the process was delayed because he feels the City has found a good fit. Councilmember Peterson agreed and thanked former City Attorney Clint Drake for continuing to offer his services as a contract employee during the interim. Councilmember Lisonbee also thanked Mr. Drake.

[7:39:56 PM](#)

Mayor Palmer indicated there has been a motion and second to adopt the proposed resolution and he called for a vote; ALL VOTED IN FAVOR.

7:40:11 PM

Councilmember Gailey then asked Mr. Roberts to briefly provide information about himself and his background. Mr. Roberts reviewed his educational background and his professional experience as well as provided information about his family. He concluded he is excited to begin working for Syracuse City.

7:42:11 PM

Councilmember reports

Each Councilmember briefly reported on the events and meetings they have participated in since the last City Council meeting. Councilmember Duncan reported that given the cancellation of the August 11 meeting, tonight will be his last official meeting as a City Councilmember; he indicated he is moving to Box Elder County to be closer to his employer and it has become necessary for him to resign his position on the City Council. Each Councilmember thanked Councilmember Duncan for his service as a member of the City Council.

7:49:46 PM

12. 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

COUNCILMEMBER LISONBEE MADE A MOTION TO CONVENE IN A CLOSED EXECUTIVE SESSION PURSUANT TO THE PROVISIONS OF SECTION 52-4-205 OF THE OPEN AND PUBLIC MEETINGS LAW FOR THE PURPOSE OF DISCUSSING PENDING OR REASONABLY IMMINENT LITIGATION. COUNCILMEMBER DUNCAN SECONDED THE MOTION; ALL VOTED IN FAVOR.

The closed session began at 7:58 p.m.

The meeting reconvened at 8:31 p.m.

8:32:01 PM

At 8:32 P.M. COUNCILMEMBER PETERSON MADE A MOTION TO ADJOURN. COUNCILMEMBER DUNCAN SECONDED THE MOTION; ALL VOTED IN FAVOR.

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Terry Palmer  
Mayor

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Cassie Z. Brown, CMC  
City Recorder

Date approved: August 25, 2015