



SYRACUSE CITY

Syracuse City Council Regular Meeting Agenda ****AMENDED****

January 12, 2016 – 7:00 p.m.

City Council Chambers

Municipal Building, 1979 W. 1900 S.

1. Meeting called to order
Invocation or thought
Pledge of Allegiance
Adopt agenda
2. Presentation of the Syracuse City and Wendy's "Award for Excellence" to Maurice Yancey and Brooklyn Miles.
3. Approval of Minutes:
 - a. Work Session of December 8, 2015
 - b. Regular Meeting of December 8, 2015
4. Public Comment: This is an opportunity to address the Council regarding your concerns or ideas. Please limit your comments to three minutes.
5. Proposed Resolution R16-01 appointing Kimberlee St. Clair and Tara Bruce to the Syracuse City Arts Council.
6. Proposed Resolution R16-02 appointing Doug Peterson and Jordan Savage to the Syracuse City Parks Advisory Committee.
7. Authorize Administration to execute agreement with JUB Engineers, Inc. for the development of a Culinary and Secondary Water Master Plan and Impact Fee Facility Plan.
8. Proposed General Plan Amendment for Parcel #12-046-0172.
9. Proposed Ordinance 16-01 rezoning property located at approximately 4500 W. 1400 S. from A-1 Agriculture to R-1 Residential.
10. Proposed Ordinance 16-02 rezoning property located at approximately 1000 W. 3700 S. from A-1 Agriculture/Industrial to Industrial/General Commercial.
11. Final Subdivision Approval – Piper Glen, located at approximately 1000 W. 3231 S.
12. Final Subdivision Approval – The Bluff at Lakeview Farms Phase 2, located at approximately 3000 W. 700 S.
13. Proposed Ordinance 16-03 amending Title Nine of the Syracuse City Code pertaining to penalties for violations.
14. Proposed Ordinance 16-04 amending Title Four of the Syracuse City Code pertaining to code enforcement specific to street and sidewalk cleanliness.
15. Proposed Resolution 16-03 amending the Syracuse City Mission Statement; identifying 10-year vision statements City-wide and for each City department; and identifying budgetary goals for Fiscal Year 2017.
16. Proposed Resolution R16-04 appointing Councilmember Maughan to the Board of Trustees of the North Davis Sewer District.
17. Proposed Resolution R16-05 appointing a Councilmember to the Davis County Mosquito Abatement District Board.
18. Proposed Resolution R16-06 appointing Councilmembers to various committee positions and assignments.
19. Public Comment: This is an opportunity to address the Council regarding your concerns or ideas. Please limit your comments to three minutes.
20. Councilmember Reports.
21. Mayor Report.
22. City Manager Report.
23. 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 7<sup>th</sup> day of January, 2016 at Syracuse City Hall on the City Hall Notice Board and at <http://www.syracuseut.com/>. A copy was also provided to the Standard-Examine on January 7, 2016.

CASSIE Z. BROWN, CMC  
SYRACUSE CITY RECORDER



# COUNCIL AGENDA

January 12, 2016

## Agenda Item #2

Presentation of the Syracuse City and Wendy's "Award for Excellence" to Maurice Yancel and Brooklyn Miles for the month of January.

### *Factual Summation*

- Any questions regarding this item can be directed at CED staff. Please see the attached memos regarding the Award recipients for January 2016.

### *Recommendation*

The Community & Economic Development Department hereby recommends that the Mayor and City Council present the "Syracuse City & Wendy's Award for Excellence" to Maurice Yancey and Brooklyn Miles for the month of January.



**Mayor**  
Terry Palmer

**City Council**  
Brian Duncan  
Craig Johnson  
Karianne Lisonbee  
Douglas Peterson  
Larry D. Shingleton

**Interim City Manager**  
Steve Marshall

## MEMORANDUM

**To:** Mayor and City Council

**From:** Community & Economic Development Department

**Date:** January 12, 2016

**Subject:** Presentation of the Syracuse City & Wendy's Award for Excellence to Maurice Yancey and Brooklyn Miles

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### Background

The City wishes to recognize citizens who strive for excellence in athletics, academics, arts and/or community service. To that end, in an effort to recognize students and individuals residing in the City, the Community and Economic Development, in conjunction with Jeff Gibson, present the recipients for the "Syracuse City & Wendy's Award for Excellence."

### "Syracuse City & Wendy's Award for Excellence"

This monthly award recognizes the outstanding performance of a male and female who excel in athletics, academics, arts and/or community service. The following are the individuals selected for the award and the reasoning for their selection:

Maurice Yancey:

Maurice Yancey is a 9<sup>th</sup> grader at Syracuse Arts Academy and has proven to be a fine young man. Throughout his schooling at Syracuse Arts Academy, Maurice has always been a leader among his peers. He has a positive attitude, is friendly with everyone around him, has a great sense of humor, and encourages others to be their best. His happiness and love for life follow him wherever he goes and is very contagious to his peers and teachers. Maurice is very involved with the band program. He works hard, practices hard, and loves to perform. He is always willing to be the first to try new things, and this quality has led him to playing multiple instruments and becoming a member of the program the band director can always count on. Maurice has served the school as an ambassador and as a student government officer. He plays volleyball and basketball for the school's team, often staying late and working hard for extra practice. He is constantly striving to be the best he can be in all areas, and at the same time

brings others with him. He builds teamwork in every group setting he is involved with. Without a doubt, Maurice Yancey is one of Syracuse Arts Academy's finest students.

#### Brooklyn Miles:

Brooklyn Miles is dedicated to her academics along with basketball. She is an excellent example of hard work and leadership to her teammates. She has high expectations for herself and is willing to put in the extra effort to reach her goals. Brook has a strong desire to be a good citizen in the world. Although Brook is very talented, she is humble enough to seek help to always be improving.

Brook has always been and is an amazing student. Along with all of her extra curricular supports, she excels in school. She puts in the time and effort to make sure that school work comes first and then she puts her all into sports and other interests. Brook is the type of student that Syracuse can be proud off and celebrate with everyone!

Both students were nominated by Syracuse Arts Academy Staff

Both students will:

- Receive a certificate and be recognized at a City Council meeting
- Have their picture put up in City Hall and the Community Center
- Have a write up in the City Newsletter, Facebook, Twitter, and website
- Be featured on the Wendy's product TV
- Receive \$10 gift certificate to Wendy's

#### **Recommendation**

The Community & Economic Development Department hereby recommends that the Mayor and City Council present the “Syracuse City & Wendy’s Award for Excellence” to Maurice Yancey and Brooklyn Miles



# COUNCIL AGENDA

January 12, 2016

Agenda Item #3

Approval of Minutes.

***Factual Summation***

- Please see the draft minutes of the following meeting(s):
  - a. Work Session Meeting of December 8, 2016.
  - b. Regular Meeting of December 8, 2016.
  
- Any question regarding this agenda item may be directed at Cassie Brown, City Recorder.

Minutes of the Syracuse City Council Work Session Meeting, December 8, 2015

Minutes of the Work Session meeting of the Syracuse City Council held on December 8, 2015, at 6:00 p.m., in the Council Work Session Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Corinne N. Bolduc  
Mike Gailey  
Craig A. Johnson  
Karianne Lisonbee  
Douglas Peterson

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

City Employees Present:  
Finance Director Steve Marshall  
City Attorney Paul Roberts  
Community and Economic Development Director Brigham Mellor  
Public Works Director Robert Whiteley  
Fire Chief Eric Froerer  
Police Chief Garret Atkin  
Parks and Recreation Director Kresta Robinson  
City Planner Jenny Schow

The purpose of the Work Session was to review the agenda for the business meeting to begin at 7:00 p.m.; hear a request to be on the agenda: Scott Crawley regarding building permit issue; receive the Annual Audit Report by Finance Director Marshall and Keddington & Christensen LLC.; discuss potential contract for bailiff services; discuss the Public Works Accessory Building; review the following items forwarded by the Planning Commission: General Plan Text amendment, General Plan Map amendment, Proposed Title 10 Amendment re: Industrial Architecture Standards, Proposed Title 8 Amendment re: Minor Subdivisions, and Final Subdivision Plan Approval, Keller Crossing Phase 3, located at approximately 1475 W. 2000 W.; discuss possible changes to Title Six re: Code Enforcement; receive the 2015 Farmers Market report; discuss potential creation of Community Development Project Area (CDA) in Syracuse City; discuss possible RDA Reimbursement Contract with H&N Capital; and discuss Council business.

[6:01:31 PM](#)

**Agenda review**

Mayor Palmer briefly reviewed the agenda for the business meeting to begin at 7:30 p.m.

[6:02:09 PM](#)

1 **Request to be on the agenda: Scott Crawley regarding**  
2 **building permit issue.**

3 Community and Economic Development (CED) Director Mellor reported that Mr. Crawley contacted staff yesterday  
4 to indicated that he would not be in attendance this evening; however, he wanted to provide the Council with information  
5 about the issue for which Mr. Crawley requested to be on the agenda. He explained months ago Mr Crawly expressed a  
6 concern with the safety of the home and residents of 1104 West 2175 South regarding a basement that was finished without a  
7 permit and safety inspection. He noted he verified that the occupants had pulled building permits on the following dates:

- 8 • April 18<sup>th</sup>, 2006 for the Home
- 9 • May 19<sup>th</sup>, 2006 for the Basement (300 sqft)
- 10 • May 2<sup>nd</sup>, 2006 for a free standing garage

11 He noted he instructed building inspectors to contact the residents at 1104 West 2175 South notifying them that the  
12 City had received a tip from a concerned Clearfield resident about the safety condition of the basement, after which the  
13 homeowner said she believed the permit had been pulled and that an inspection had been done, but she acknowledges that  
14 there is an issue and has obliged to pay the fees, fines, and to do whatever work is necessary to bring the space into  
15 compliance. The home owner is cooperating and this matter is being resolved.

16 He noted inspectors informed him that the City has approximately 15 instances per year where homeowners have  
17 not bothered to obtain a permit; this year inspectors will have done 7,000 inspections on garages, homes, basements,  
18 swimming pools, solar panels, etc. and approximately 0.2 percent of work has been completed without a permit. This is not a  
19 very common problem and people who have work completed without permits or safety inspections expose themselves to a  
20 whole host of market imposed liability by banks and insurance companies, plus a risk of condemnation). He indicated he is  
21 disappointed that a very small portion of the City's residents choose to do work without a permit and his recommendation to  
22 anyone that does work like this is that it is not worth the risk and headache to not go through the proper channels.

23 He then referenced Mr. Crawley's issue and noted that although his staff is very busy, they have been very  
24 courteous, and patient with Mr Crawly. He noted that Mr. Crawley asked to be on the agenda, but when he found out his item  
25 would be discussed in the work session and not the business meeting in the Council Chambers he was very upset. Staff made  
26 it clear to him this is where these types of issues are addressed with the Council, yet at the last minute he asked to be removed  
27 from the agenda. Staff informed Mr. Crawley that the item would be left on the agenda regardless and that he was still

1 welcome to attend to hear the discussion. He concluded staff will continue to work with the residents at 1104 West 2175  
2 South to ensure safety and compliance.

3 [6:06:19 PM](#)

4 Councilmember Lisonbee asked if staff has entered the home in question to complete an inspection. Mr. Mellor  
5 noted that a preliminary inspection has been completed and the owner has been given a certain amount of time to correct  
6 some issues to bring the property into compliance. Councilmember Lisonbee noted that she was contacted by a City resident  
7 who referred her to Title Nine of the City Code, which includes language that dictates that if a homeowner finishes their  
8 basement without obtaining a permit from the City, the penalty shall be a class B misdemeanor. She noted that the resident's  
9 concern is whether the City is going to follow its own laws. Mr. Mellor noted it is not his decision to charge a homeowner  
10 with a class B misdemeanor. Councilmember Lisonbee noted that she is aware of other situations in the City where people  
11 have begun work on their home without obtaining a permit and they were simply required to obtain a permit and bring their  
12 improvements in compliance with City Code. She stated she would like to follow the code and if the current language is too  
13 strict or draconian, it should be changed. City Manager Bovero noted that staff's approach has always been to encourage  
14 compliance rather than being punitive. Councilmember Lisonbee agreed and suggested that the City Code be amended to  
15 change the word "shall" to "may" relative to the class B misdemeanor penalty.

16

17 [6:09:48 PM](#)

18 **Annual Audit Report by Finance Director Marshall and**  
19 **Keddington & Christensen LLC.**

20 A staff memo from the Finance Director explained Steve Rowley, Audit Manager from Keddington & Christensen,  
21 will be attending this meeting and will give a detailed presentation about this year's audit and will be able to answer  
22 questions from the Council. The memo asked that the Council review the Comprehensive Annual Financial Report (CAFR)  
23 for the fiscal year ended June 30, 2015. It provides very good information on the financial position of the City. The City has  
24 been awarded the GFOA Certificate of Achievement for Excellence in Financial Reporting for the five previous years. Staff  
25 will be submitting this CAFR for the award again this year with the expectation that the City will be awarded that same

1 recognition. A lot of hard work has gone into the preparation of this report and all departments were recognized for their  
2 collaborative efforts.

3 [6:10:05 PM](#)

4 Mr. Marshall reviewed his staff memo and provided a brief overview of the layout of the Audit Report. He then  
5 introduced Mr. Rowley, who provided a presentation regarding the audit; he noted that the only finding deals with state  
6 compliance relative to the City's fund balance and is identified as a significant deficiency. He explained that during test work  
7 the auditors noted that the unrestricted fund balance of the City's General Fund exceeded the limit of 25 percent of current  
8 year revenues in the General Fund. According to Utah Code Annotated (UCA) 10-6-115(2), "accumulation of a fund balance  
9 in the City general fund may not exceed 25 percent of the total revenue of the City general fund for the current fiscal year  
10 period." The City has accumulated more unrestricted fund balance than what UCA allows and the auditor recommends the  
11 City monitor the level of unrestricted fund balance more closely to ensure compliance with this requirement. He noted staff  
12 has indicated that the issue has already been corrected and was related to the fact that general fund monies were planned for  
13 use on public works projects, but the money was not spent at the time the 'audit snapshot' was taken. He then concluded the  
14 remainder of the audit is considered 'clean' and it has been a pleasure working with Syracuse City staff to complete the  
15 project.

16  
17 [6:20:14 PM](#)

18 **Discuss potential contract for bailiff services.**

19 A staff memo from the City Recorder explained In the Fiscal Year (FY) that ran from July 1, 2014 to June 30, 2015  
20 the City spent approximately \$15,000 to staff two Police Officers as bailiffs in the Syracuse City Justice Court. Prior to the  
21 conclusion of that FY, one of those Officers left their employment with the City. While the administration was considering  
22 the possibility of contracting for bailiff services, duties were assumed by a single bailiff. In early FY 2016 the remaining  
23 bailiff left to obtain full-time employment. In the meantime, bailiff services have been performed by regular police officers,  
24 mostly through overtime. The amount being spent on overtime is approximately twice the cost of a dedicated person or  
25 company to provide bailiff services. In November staff published a Request for Proposals (RFP) to seek bids for outsourcing  
26 bailiff and warrant collection services. Two firms responded and the lowest responsible bidder was Salt Lake County

1 Constable. This firm currently provides services for eight Justice Courts along the Wasatch Front and is in negotiations to  
2 provide services for additional Courts. The City has reached out to the eight courts and received positive feedback about the  
3 firm. The projected cost to contract with Salt Lake County Constable is approximately \$15,000 per year, which is the same  
4 cost the City was previously paying to provide bailiff services in house, but under the contract the City will have access to  
5 warrant collection services that were not available previously. As of November 25, 2015 the City has \$186,296 in  
6 outstanding warrant fees. Since the current FY is halfway over, staff is recommending the Council increase the budget by  
7 \$10,000 to cover two bailiffs and warrant collection service through the remainder of the year; the costs for warrant  
8 collection services will be offset by the actual collection of warrants; therefore, the total actual expenditure at year end will be  
9 less than budgeted. The City Attorney has prepared an agreement between Syracuse City and Salt Lake County Constable;  
10 the agreement is contingent upon approval of the requested budget increase, which likely will not occur until February when  
11 the Council will have the opportunity to consider a budget opening for several budget items. It was necessary to include  
12 authorization of the agreement on this agenda as the City's purchasing policy requires awarding of a contract within 45 days  
13 of the close of a RFP; otherwise, the City would technically need to rebid the services after the first of the New Year.

14 [6:20:23 PM](#)

15 City Manager Bovero and City Recorder Brown reviewed the staff memo.

16  
17 [6:26:39 PM](#)

18 **Public Works accessory building.**

19 A staff memo from the Public Works Director explained existing storage space for heavy equipment is fully utilized.  
20 The lack of needed storage space leaves some heavy equipment outdoors exposed to elements. Bids were received on  
21 October 26, 2015 to evaluate the cost to construct a three-bay building or a five-bay building. A summary of the bid  
22 tabulation document was included in the Council packet. This project was already programmed in the 2016 adopted budget.  
23 Costs were evaluated with the budget and are included. The memo concluded staff recommends the construction of a five-bay  
24 accessory building will protect the city's valuable heavy equipment and prolong the operation life.

25 [6:26:54 PM](#)

1 Public Works Director Whiteley reviewed his staff memo. The Council engaged in a brief discussion regarding the  
2 Department's needs, ultimately concluding to support the construction of a five-bay building for storage of the City's heavy  
3 equipment.

4  
5 [6:36:49 PM](#)

6 **Review items forwarded by the Planning Commission:**

7 **General Plan Text Amendment.**

8 A staff memo from the Community and Economic Development (CED) Department explained the General Plan  
9 Subcommittee Members, Scope and Duration was adopted by the Planning Commission on August 19, 2014. On January 6,  
10 2015 the Subcommittee received an extension for additional 180 day duration. The General Plan Committee conducted a  
11 comprehensive review of the Syracuse City General Plan and has made a recommendation as shown in draft 1. The proposed  
12 amendments were sent to the City department heads for review and the feedback has been compiled into draft 2. The City  
13 Council has requested to review the proposed General Plan Amendments during their regularly scheduled meeting on  
14 December 8, 2015. The memo concluded the Planning Commission moved to recommend approval of the General Plan Text  
15 amendments with a unanimous vote on November 17, 2015.

16 [6:36:59 PM](#)

17 City Planner Schow reviewed the staff memo. The Council provided Ms. Schow with feedback regarding  
18 grammatical and technical changes that need to be made to the document.

19 [6:40:05 PM](#)

20 Councilmember Peterson referenced page 20 of the document and a section regarding goals, one of which dealt with  
21 consideration of widening 2000 West south of 1700 South at the time the Utah Department of Transportation (UDOT)  
22 widens 2000 West north of 1700 South. He stated he feels this is still a valid goal and he wondered why it is being stricken  
23 from the document. Mr. Whiteley stated that it was removed at his recommendation because he felt leaving it in the  
24 document would leave the City responsible for completing the project according to a certain timetable. He added this will not  
25 prevent the City from considering the project in the future.

26 [6:45:06 PM](#)

1 Councilmember Gailey stated he feels the mission statement discussed at the recent City Council retreat should be  
2 included in the document.

3 [6:45:38 PM](#)

4 Councilmember Peterson referenced section 7.5, Parks and Recreation, and stated that a change that was made that  
5 removes the meaning of a sentence that called for trails and trail systems to be included in the Parks and Recreation Master  
6 Plan. The Council and Ms. Schow engaged in a discussion regarding how the sentence should be reworded to indicate that  
7 trails and trail systems should be included in the Parks and Recreation Master Plan. Councilmember Peterson then referenced  
8 the section dealing with moderate income housing and noted the picture located above that section is not representative of  
9 moderate income housing.

10 [6:49:07 PM](#)

11 The discussion concluded with continued feedback regarding grammatical errors in the document.

12

13 [6:49:24 PM](#)

14 **Review items forwarded by the Planning Commission:**

15 **General Plan Map Amendment.**

16 A staff memo from the Community and Economic Development (CED) Department explained the General Plan  
17 Committee conducted a comprehensive review of the Syracuse City General Plan and has made a recommendation as  
18 shown in the attached draft General Plan Map. The memo concluded the Planning Commission moved to recommend  
19 approval of the General Plan Map with a unanimous vote on November 17, 2015.

20 [6:49:25 PM](#)

21 City Planner Steele reviewed the staff memo and he and City Planner Schow briefly reviewed each of the proposed  
22 changes to the map, by identifying the previous general plan land use designation as well as the proposed amended land use  
23 designation.

24 [6:53:39 PM](#)

25 Councilmember Lisonbee asked if it would make sense to add to the City ordinance a statement indicating that  
26 sewer pumps are prohibited; the City currently has a policy prohibiting pumps, but the City ordinance does not include the

1 same law and she would prefer consistency. City Manager Bovero indicated City Administration is working to address that  
2 issue and will bring a recommendation to the Council soon.

3 [6:54:38 PM](#)

4 The Council then briefly discussed the proposed general plan map amendments, with a focus on the location of a  
5 future elementary school in the City.

6

7 [6:55:10 PM](#)

8 **Review items forwarded by the Planning Commission:**

9 **Proposed Title 10 Amendment re: Industrial Architecture**

10 **Standards.**

11 A staff memo from the Community and Economic Development (CED) Department explained there has been  
12 discussion and concern over the appropriate regulation of steel buildings in PC. Some concerns expressed are that the nature  
13 of steel building construction results in flat walls and "boxy" building massing. When the standard vertical steel siding is  
14 applied to the exterior, building, facades can become monotonous and to some accounts "cheap". Staff has gathered the  
15 following information to assist in this discussion.

16 [6:55:29 PM](#)

17 City Planner Steele reviewed the staff memo. He reviewed renderings or images to identify how the proposed  
18 amendments could impact design of steel buildings throughout the City.

19 [6:57:44 PM](#)

20 Councilmember Lisonbee addressed the Ninigret project in the City; she noted that the Council was told that the  
21 buildings to be built in that project would resemble the buildings the Council toured in Salt Lake City, which were stucco.  
22 She stated there are two metal buildings coming forward: one with outdoor storage and manufacturing uses. Mr. Steele stated  
23 that no manufacturing will occur outside; pipes will be manufactured inside the building and occasionally it will be necessary  
24 to perform some assembly outside of the building prior to the items being shipped. He added there are very stringent  
25 landscaping regulations for the zone in which the building is located so all outdoor storage will be adequately screened by

1 berms, landscaping, and fences. Councilmember Lisonbee stated that she is simply concerned because she voted to support  
2 the project because she was told that it would not be a haphazard development and, rather, it would be beautiful and uniform.  
3 She stated the City is not getting that though it was promised. Mr. Steele noted the Architectural Review Committee and  
4 Planning Commission have both reviewed the plans for the buildings in the project area and have found compliance with City  
5 ordinances and design standards. Councilmember Lisonbee stated she is simply referring to the promises that were made to  
6 the City by the developer and she feels the City should be able to rely upon those promises. Mr. Bovero noted that he has  
7 consulted with the City Attorney regarding this issue and the key factor is whether the developer agreed to certain design  
8 standards as a condition of approval or if the design standards were included in a development agreement for the project. He  
9 noted it can be difficult to enforce a promise if it is not formalized within an agreement. Councilmember Lisonbee stated she  
10 understands that, but she asked if City Administration has talked to the developer about the promises they made and whether  
11 they are willing to perform. Mr. Bovero stated that conversation has not taken place. CED Director Mellor asked for  
12 clarification regarding exactly what Councilmember Lisonbee would like to see within the project. He asked if she prefers  
13 stucco buildings to metal buildings and that no outdoor storage will be allowed. Councilmember Lisonbee stated those are the  
14 two things the developer agreed to and they are not happening. Mr. Mellor stated he can talk to the developer about those  
15 issues. Councilmember Lisonbee stated she raised these concerns a couple of months ago when she first heard of the planned  
16 buildings and she still has the same concerns. Mr. Steele stated he has had similar concerns, but he feels the design of the  
17 buildings is high quality and they will be heavily screened by landscaping. Mr. Mellor stated he will have a conversation with  
18 the developer about Councilmember Lisonbee's concerns. Mayor Palmer suggested that Councilmember Lisonbee provide  
19 Mr. Mellor with more detailed information regarding her concerns about the development in order to prepare him for a more  
20 meaningful conversation.

21 [7:07:01 PM](#)

22 The Council briefly discussed the proposed ordinance to amend architectural standards for metal buildings and they  
23 concluded it may be appropriate to table action on the item until January of 2016.

24

25 [7:07:46 PM](#)

**Review items forwarded by the Planning Commission:**

**Proposed Title 8 Amendment re: Minor Subdivisions.**

A staff memo from the Community and Economic Development (CED) Department explained this item is a proposed addition to Title 8 providing a Minor Residential Subdivision clause. This code would only apply to subdivisions of 10 lots or less. Staff is proposing to combine the application for preliminary and final approval into one step, thus reducing the expense of the development and staff time. A minor subdivision will be required to meet all regulations of City Code and the Engineering Standards and Regulations. The memo concluded the Planning Commission moved to approve the proposed code for minor subdivisions on November 17, 2015 with a unanimous vote.

[7:07:53 PM](#)

CED Director Mellor reviewed the staff memo.

[7:08:38 PM](#)

**Review items forwarded by the Planning Commission:**

**Final Subdivision Plan Approval, Keller Crossing Phase**

**3, located at approximately 1475 W. 2000 S.**

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

|                                |                     |
|--------------------------------|---------------------|
| Address:                       | 1475 W 2000 S       |
| Zone:                          | R-3 Residential     |
| Applicant:                     | K.W. Advisory Group |
| Total Acreage                  | 8.519 acres         |
| Net Acreage                    | 6.815               |
| Allowed Lots (5.44 units/acre) | 37                  |
| Proposed Lots                  | 23                  |

Public Meeting Outline

General Plan and Rezone Approval

|   |                           |                  |
|---|---------------------------|------------------|
| 1 | Planning Commission       | May 5, 2015      |
| 2 | City Council              | May 12, 2015     |
| 3 | Concept Plan Staff Review | April 29, 2015   |
| 4 | Preliminary Plan Review   |                  |
| 5 | Planning Commission       | June 2, 2015     |
| 6 | City Council              | June 9, 2015     |
| 7 | Final Plan Review         |                  |
| 8 | Planning Commission       | December 1, 2015 |

9 The memo indicated this request is for phase two of the Keller Crossing Subdivision. This phase is on the East end  
10 of the development and will tie in to Tivoli Gardens and Harvest Point Subdivision. Please see staff reports for outstanding  
11 issues. The Planning Commission moved voted unanimously to recommend approval of the final subdivision plan for Keller  
12 Crossing Phase 3, located at 1475 W. 2000 S. R-3 zone, subject to all applicable requirements of the City’s municipal codes,  
13 City staff reviews.

14 This item was not discussed in the work session meeting.

15

16 [7:08:38 PM](#)

17 **Discuss possible changes to Title Six re: Code Enforcement**

18 A staff memo from the Community and Economic Development (CED) Department explained The City has seen an  
19 increase in code enforcement activity, which has sparked questions and concerns regarding our existing code, as well as areas  
20 of emphasis for enforcement. It is worth noting the purpose of Code Enforcement services, which includes:

- 21 • Protecting the health, safety, and welfare of the public by deterring pests, and preventing unsafe conditions.
- 22 • Maintain attractive neighborhoods and commercial areas.
- 23 • Protect property values.

24 The ordinance adopted by the City should support these purposes. Below is a list of code sections which are most  
25 frequently encountered by our Code Enforcement Officer. With one exception (Title 10), these sections are attached for your  
26 review.

- 1           • Weeds/vegetation – 6.10.030 & 6.15.010
- 2           • Waste materials or junk prohibited - 6.10.020 & 6.15.010
- 3           • Trailers parked on street – 11.20.030
- 4           • Parking vehicles/trailers on soft surfaces – 10.40.030
- 5           • Outdoor storage – 6.15.010
- 6           • Inoperable vehicles parked on property – 10.40.030, 6.10.020 & 6.15.010
- 7           • Vacant/abandoned buildings – 6.15.010
- 8           • Sidewalk obstructions – 4.05.030, 11.20.010 & 11.20.040
- 9           • Snow accumulation on sidewalk – 4.05.060
- 10          • Trees – obstructing sidewalk/streets – 10.30.070
- 11          • Doing business without license – 5.05.020
- 12          • Signs & miscellaneous zoning violations – Very lengthy – [See Title 10](#)

13          Specific areas that the staff has received comment regarding the ordinance include:

- 14           • Parking on hard surfaces (Title 10)
- 15           • Parking trailers on the street (11.20.30)
- 16           • Junk, salvage material, and inoperable vehicles (6.10.020)
- 17           • Whether agricultural or large-lot properties should be regulated differently.

18          Other areas of concern include the following:

- 19           • Winter clearing of sidewalks
- 20           • Sign Code

21          In addition to a review of the ordinance, staff would like to receive direction from the Council on areas of emphasis  
22 for enforcement. Are there areas where the Council would like to be more or less proactive? Currently, the City’s philosophy  
23 is “Compliance is the goal, not punishment”. This is evidenced by the extremely low level of revenue received and citations  
24 given by Code Enforcement (See attached code enforcement activity). The vast majority (95%-98%) are brought into  
25 compliance before a citation is given. Code Enforcement works with residents and businesses in scheduling a timeframe  
26 whereby the property owner can come into compliance. This typically involves the extension of deadlines. In addition, the  
27 City’s enforcement philosophy is primarily (but not solely) complaint-based. When a complaint is received, Code

1 Enforcement will not only stop by the property in question, but will also perform a quick examination of the immediate  
2 neighborhood. Any clear violations within view are also addressed at that time. The purpose of the discussion is to provide  
3 information to the Council, and for staff to receive direction on whether changes need to be made to the ordinance and/or  
4 philosophy of enforcement.

5 [7:08:53 PM](#)

6 CED Director Mellor reviewed the staff memo.

7 [7:10:09 PM](#)

8 Councilmember Lisonbee stated it is her opinion that if the law is bad it should be changed, but if it is good it should  
9 be enforced. She has heard so many complaints about enforcement issues that are not complaint driven; she wondered why  
10 the City would enforce an ordinance that the citizens are not concerned about. Councilmember Johnson agreed and stated that  
11 he would prefer that City ordinances not be so restrictive. Mr. Mellor stated that he receives at least three code enforcement  
12 complaints per day where residents are complaining about a nuisance on their neighbor's property. He stated the majority of  
13 the issues that the code enforcement officer responds to are complaint driven. The Council engaged in a brief discussion  
14 about the types of code enforcement ordinances that the officer is enforcing, after which Mr. Mellor noted he has no  
15 objection to amending the code to loosen code enforcement regulations if that is the direction he receives from the Council.  
16 Mr. Bovero asked that the Council provide Mr. Mellor with detailed information regarding the sections of the ordinance that  
17 should be amended. Councilmember Peterson stated he feels the regulation regarding on-street trailer parking could be less  
18 restrictive; currently a resident can only park a trailer on the street for 24 hours and it may be appropriate to extend that time  
19 period to 48 or 72 hours. Mayor Palmer suggested that the Council provide additional suggestions to Mr. Mellor in an email  
20 or phone conversation and any suggestions can be discussed in more depth at a future meeting.

21

22 [7:16:32 PM](#)

23 **2015 Farmers Market Report**

24 A staff memo from the Community and Economic Development (CED) Department explained the 2015 Farmer's  
25 Market Season was another good season. As requested by residents, there were more produce vendors this year compared to  
26 last. The grocery store couldn't touch the produce at the market. New this year was the ability to accept EBT (Food Stamps)

1 cards. We saw multiple families out each week using their cards. Beats buying pop tarts at Walmart. Staff thinks this will  
2 continue to gain traction with the new Double Up program. (Spend \$10 in food stamps, get a “free” \$10 in food stamps to  
3 spend at farmers market only). The Night Out Against Crime paired with the market was a good night, hundreds and  
4 hundreds of people, except the wind almost blew us away. Overall a fun community event and venue for young  
5 entrepreneurs, and non-profit groups to meet with community. Even saw most of the prospective council members out  
6 networking. Attendance was good but down compared to last season. Next year needs some new ideas to keep it growing and  
7 exciting. Live music, a kid’s activity tent, and possibly a new location are some ideas. Here are some facts about the 2015  
8 season:

- 9 • Season Dates: July 8th thru Sept. 30th
- 10 • Number of weeks: 13
- 11 • Total # Vendor Applications: 85
- 12 • # of Seasonal Vendor Applications: 26
- 13 • # of Weekly Vendor Applications: 50
- 14 • # Produce Vendor Applications: 14
- 15 • # Craft/Gifts/Jewelry/Cosmetics Vendor Applications: 38
- 16 • # Business (Insurance/real estate/ etc.) Promotion: 7
- 17 • # Cottage Foods Vendor Applications: 6
- 18 • # Prepared Food (food truck/ etc.) Applications: 11
- 19 • # Non-profit/fundraiser Applications: 6
- 20 • # Entertainer Applications: 3
- 21 • Vendor Booth Fees Collected: \$4,815
- 22 • Market Expenses: \$1,514
- 23 • Market Staff Expenses: \$954
- 24 • Market Earnings: \$2,347
- 25 • Grant Money Received from Utahns Against Hunger: \$2,000
- 26 • Estimated weekly attendance: 200-300
- 27 • Estimated taxable purchases: (\$50 per vendor x 40 vendor attendance x 13 weeks) = \$26,000

- 1 • Amount of Food Stamp (EBT) Spent: \$622
- 2 • Facebook Page Likes – 1,180 ( = 112% increase since 10/09/14). Like it if you haven't already:
- 3 <https://www.facebook.com/SyracuseCityUtahFarmersMarket>
- 4 Non-Quantifiable Value Added
- 5 • Value of Added Community Pride
- 6 • Value of Supporting Local Agriculture
- 7 • Value of Healthier Community

8 [7:16:46 PM](#)

9 CED Director Mellor and City Planner Steele reviewed the staff memo.

11 [7:17:56 PM](#)

12 **Discussion regarding potential creation of Community**

13 **Development Project Area (CDA) in Syracuse City**

14 A staff memo from the Community and Economic Development (CED) Department explained there is a substantial  
15 retailer looking at locating in Syracuse - Project Rudolf. The memo asked that the Council instruct staff to proceed with  
16 consultant and in negotiations with taxing entities to establish a CDA, as per boundaries identified in the accompanying map.

17 This item was not discussed during the work session.

19 [7:18:16 PM](#)

20 **Discussion of Possible RDA Reimbursement Contract**

21 **with H&N Capital**

22 A staff memo from the City Manager explained in 2014, H&N Capital discussed the possibility of obtaining RDA  
23 incentive reimbursements for improvements to their building on Antelope Drive in preparation for Hug Hess Café and  
24 Bandidos. Significant modifications were needed to the building in order to accommodate sit-down style restaurants. Based  
25 on the City's policy at the time, the City would consider, but not guarantee, an incentive that was proportional to the amount

1 of the increment generated by the property. The entire parcel that includes the two restaurants, as well as other commercial  
2 space, generates approximately 6.42 percent of the annual RDA increment. H&N Capital has requested that the City  
3 participate in an incentive agreement. The purpose of this discussion item is to give direction to staff on whether the RDA  
4 Board will entertain an incentive reimbursement agreement.

5 [7:18:22 PM](#)

6 Mr. Bovero reviewed the staff memo.

7 [7:22:34 PM](#)

8 Councilmember Lisonbee asked if the City has experienced an increase in the tax increment generated by the area.  
9 Mr. Bovero stated sales tax revenue has increased, but he is not able to yet determine if RDA increment has increased due to  
10 the short term of the improvements. Mr. Mellor noted that more information about the tax increment will be available after  
11 the first of the year. Councilmember Lisonbee inquired as to the proposed term of the incentive agreement. Mr. Mellor  
12 recommended not extending a term past two years. Mr. Bovero stated that he would actually like the term to be longer to  
13 incentivize the property owner to keep the spaces occupied in that the incentive amount could be contingent upon that factor.  
14 Councilmember Lisonbee stated that is a good point and stated she is comfortable proceeding with entertaining the incentive  
15 reimbursement agreement.

16  
17 **Council business**

18 There was not sufficient time for Council business.

19  
20  
21 The meeting adjourned at 7:26 p.m.

22  
23 \_\_\_\_\_  
24 Terry Palmer  
25 Mayor

23 \_\_\_\_\_  
24 Cassie Z. Brown, CMC  
25 City Recorder

26  
27 Date approved: \_\_\_\_\_

Minutes of the Syracuse City Council Regular Meeting, December 8, 2015

Minutes of the Regular meeting of the Syracuse City Council held on December 8, 2015, at 7:30 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Corinne N. Bolduc  
Mike Gailey  
Craig A. Johnson  
Karianne Lisonbee  
Douglas Peterson

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

City Employees Present:  
City Attorney Paul Roberts  
Finance Director Steve Marshall  
Community Development Director Brigham Mellor  
Public Works Director Robert Whiteley  
Fire Chief Eric Froerer  
Police Chief Garret Atkin  
Parks and Recreation Director Kresta Robinson

7:37:46 PM

1. Meeting Called to Order/Adopt Agenda

Mayor Palmer called the meeting to order at 7:37 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 Lisonbee provided an invocation. Councilmember Johnson then led all present in the Pledge of Allegiance.

7:39:08 PM

COUNCILMEMBER GAILEY MOVED TO REMOVE ITEM 12 FROM THE AGENDA AND ADOPT THE AGENDA WITH THAT CHANGE. COUNCILMEMBER LISONBEE SECONDED THE MOTION; ALL VOTED IN FAVOR.

7:39:39 PM

2. Presentation of the Syracuse City and Wendy's "Award for Excellence" to Ethan Dixon and Sophie Russell for the month of December 2015.

The City wishes to recognize citizens who strive for excellence in athletics, academics, arts and/or community service. To that end, in an effort to recognize students and individuals residing in the City, the Community and Economic

1 Development, in conjunction with Jeff Gibson, present the recipients for the “Syracuse City & Wendy’s Award for  
2 Excellence”. This monthly award recognizes the outstanding performance of a male and female who excel in athletics,  
3 academics, arts, and/or community service. The monthly award recipients will each receive a certificate and be recognized at  
4 a City Council meeting; have their photograph placed at City Hall and the Community Center; be written about in the City  
5 Newsletter, City’s Facebook and Twitter Feed, and City’s website; be featured on the Wendy’s product television; and  
6 receive a \$10 gift certificate to Wendy’s.

7 Mayor Palmer noted both teens receiving the award for August 2015 were nominated by Clearfield High School.

8 Ethan Dixon:

9 Ethan is currently serving as the Student Body Vice President at Clearfield High. He always gives 100 % to his  
10 school and is very involved in his church group that gives service to the community. Through Ethan’s involvement,  
11 Clearfield High started a Yo-Yo club last year and this year a Youth for Christ Club. Ethan is a member of many  
12 clubs at Clearfield High including the National Honor Society, FBLA, and DECA. Ethan organized Clearfield  
13 High’s successful homecoming tailgate party this year. He is also a member of the FLY team which goes to  
14 elementary schools to teach about bully prevention, drug and alcohol prevention and other life skills as well as a  
15 member of the CHS Hope Squad. Ethan is a commendable young man with much to offer his community. Ethan  
16 takes AP and honors courses and carries a 3.936 GPA.

17  
18 Sophie Russell:

19 Sophie is currently the Student Body Secretary at Clearfield High. She also served as the junior class President las  
20 year. Sophie has always been a student athlete and scholar. She played competitive soccer for many years, including  
21 playing soccer and golf for Clearfield as a freshman and sophomore, before giving it up to concentrate on office and  
22 her academic classes. She is an amazing student with a 4.0 GPA carrying a full load of AP and honors courses and a  
23 resume full of service projects. She is active in her LDS ward serving currently as the Laurel Class President. Sophie  
24 is a joy to be around and an invaluable member of the Clearfield high School community.

25  
26 [8:08:14 PM](#)

1 3a. Recognition: Public Works Streets Superintendent Mike Mathis for receipt  
2 of his Road Master Certification.

3 A staff memo from Public Works Director Whiteley explained Mike Mathis has earned a Road Master Certificate  
4 for his completion of several transportation-related courses offered through Utah Local Technical Assistance Program  
5 (LTAP). Mike is one of only nine people statewide who has received the award this year. Nick Jones will be presenting the  
6 award, which is the highest award in the Road Scholar Program.

7 [8:08:23 PM](#)

8 Mr. Whiteley read the staff memo and introduced Nate Jones of Utah Local Technical Assistance Program, who  
9 presented Mr. Mathis with a certificate recognizing his Road Master Certification.

10

11 [7:44:56 PM](#)

12 3b. Recognition: Syracuse Football Mini Bowl winning teams.

13 A staff memo from the Parks and Recreation Director explained the City Council would like to recognize the  
14 Athletic Excellence we have in our community. This past football season two of our Syracuse Storm Football teams made it  
15 to the Mini Bowl Championship. We would first like to recognize and congratulate our Bantam Black Team. In the Bantam  
16 Mini Bowl, our Black team competed in a ‘barn-burner’ type game as they defeated a rival Kaysville team 20-19. Our  
17 Bantam Black finished the year off with an impressive 9-1 record. We’d like Head Coach Jed DeVries, his assistant Coaches  
18 and the Bantam Black players to come up and receive a Recognition of Athletic Excellence Certificate from the Council.  
19 Next we’d like to recognize our Midget Black Team. In the Midget Mini bowl, our Black team capped off an undefeated  
20 season, by going and incredible 11-0, and beating a tough Sky View team 27-19. We’d like Head Coach Travis Hamblin, his  
21 assistant Coaches and the Midget Black players to come up and receive a Recognition of Athletic Excellence Certificate from  
22 the Council.

23 [7:44:57 PM](#)

24 Mayor Palmer and Parks and Recreation Director Robinson read the staff memo and recognized the members and  
25 coaches of each team present.

26

27 [7:59:21 PM](#)

1 3c. Recognition: Syracuse High School Student Hunter Woodhall for winning a  
2 silver medal in the 400 meter and a bronze in the 200 meter at the International  
3 Paralympic Committee (IPC) Athletics World Championships.

4 Mayor Palmer read the following statement about Mr. Woodhall, which was provided by his mother:

5 “Hunter Woodhall was born with a congenital bone deficiency called Fibular Hemimilia, which left him  
6 with the inability to walk correctly. The doctors told his parents that they could either have his feet  
7 amputated or he could spend most of his childhood in and out of the hospital with surgeries, but never be  
8 able to use his feet completely. His parents chose to amputate his feet when he was 11 months old. At 15  
9 months old, he was fitted with his first pair of prosthetics and at 18 months he was walking and has not  
10 slowed down since. Growing up, both of his older brothers played sports and he wanted to be just like  
11 them, so he played every sport, as well, seeing what he liked to do and trying to live a normal life. He says  
12 his success has come from God and support from his family and friends.

13 When he entered 5<sup>th</sup> grade he decided that he wanted to start running - Something the doctors said he would  
14 never be able to do when he was born! He was fitted with his first pair of running legs and what he recalls  
15 most is the feeling of being able to jump for the first time and the joy of running. He was enthralled and in  
16 love with this new experience he had discovered and he started running 5k’s with his family. In junior high  
17 he started competing with other kids in the 800m and then worked down to the 400m and 200m in high  
18 school. In junior high, he was one of the slower members of the team, but he was in love with the track. In  
19 9<sup>th</sup> grade, he started training with professionals and made the Utah State Championships. Since then, he  
20 became a member of the 2015 US Paralympic Track & Field Team, made the Utah State Championships in  
21 10<sup>th</sup> grade and place 3<sup>rd</sup> in the 400m, and went on to the IPC World Championships in Doha, Qatar, where  
22 he ran personal bests and earned a bronze in the 200m and a silver in the 400m. His sights are set on  
23 making State again this year as a junior and making the US Paralympic Team for Rio 2016.

24 It seems he was born with an extra dose of tenacity and determination and is very self-motivated and works  
25 very hard every single day to succeed and improve so that he can excel as far as he can in the sport of  
26 track.”

1 Mayor Palmer then noted the City has been working to develop a program with Gold's Gym called the "Gold  
2 Citizen Award" and Mr. Woodhall will be the first recipient of the award. A representative of Gold's Gym stated it is an  
3 honor for Gold's Gym to participate in this program and he congratulated Mr. Woodhall on all of his success and recognition.

4  
5 [8:12:13 PM](#)

6 3d. Recognition: Ralph Vaughan for being one of the highest blood donors in  
7 the western United States and being inducted into the Fresenius Kabi Donation  
8 Hall of Fame.

9 An administrative staff memo referenced a newspaper article regarding Mr. Vaughan's history of blood donation  
10 and his induction into the Fresenius Kabi Donation Hall of Fame, which read as follows:

11 "If it's 10 a.m. on the first or third Monday of the month, Ralph Vaughan likely will be donating blood at  
12 the University of Utah. Vaughan, 70, has donated 1,023 units of blood — more than 127 gallons — over  
13 the past 40 years, making him one of the highest blood donors in the western United States, said Lance  
14 Bandle, spokesman for the ARUP Blood Services Center at the U. That's enough platelets to cover 102  
15 liver transplants or open heart surgeries, according to the center's website. Representatives from Fresenius  
16 Kabi, an organization that creates medical devices for critically and chronically ill patients, inducted  
17 Vaughan into its national Donation Hall of Fame Monday for his contributions. The Syracuse man's  
18 donations triple that of any other of the center's nominees, and he is the first donor from ARUP's Blood  
19 Services Center to be named to the hall of fame, Bandle said. Vaughan began routinely donating blood in  
20 the mid-1970s at the San Diego Blood Bank's North County Coastal Donor Center in Vista, California, after  
21 one of his five daughters, Lara, was diagnosed with Stage IIB Hodgkin lymphoma, a cancer of the lymph  
22 nodes. Although he couldn't do much to help Lara's condition, Vaughan realized he could benefit other  
23 children in the hospital ward by donating blood, so he became an "unabashed shill" for blood donating, he  
24 said. "I would urge anybody reading this newspaper to seriously consider giving blood," he said, "because  
25 they might be saving the life of their next door neighbor." Even after Lara's disease went into remission,  
26 Vaughan continued to give blood every 56 days, the maximum amount allowed by the U.S. Food and Drug  
27 Administration. In the mid-1980s, medical professionals developed a new donation process called apheresis,

1 which enabled phlebotomists to retrieve one part of the blood and feed the rest back into the donor's  
2 system. Although apheresis takes 90 to 120 minutes compared with the seven minutes for the traditional  
3 wholeblood process, Vaughan said he switched to the method because it allows him to donate platelets 24  
4 times a year instead of whole blood six times a year. Vaughan's blood is high in platelets, so he can  
5 sometimes give double or triple units per trip to the donation center, he said. Bandley said this is helpful  
6 because platelets are the most in demand of the four blood components. Three years ago Vaughan moved  
7 from San Diego to Syracuse. Vaughan chose to start donating at ARUP because, unlike some blood  
8 donation centers, the blood was kept locally. As the sole blood donor for the Huntsman Cancer Institute,  
9 Primary Children's Hospital, University Hospital and Shriners Hospital for Children, ARUP's Blood  
10 Services Center needs 20 donors every day to maintain an adequate blood supply, Bandley said. "I've never  
11 seen someone so driven to help save lives. I didn't know there were people so amazing out there like  
12 Ralph," he said. "We're just grateful he moved from California to Utah. He is a lifelong dedicated donor."  
13 "I know where my priorities are," Vaughan said. "(Blood) is something that I have the ability to give that  
14 other people need."

15 Mayor Palmer congratulated Mr. Vaughan on his accomplishment and thanked him for his service.

16

17 [8:13:52 PM](#)

18 4. Approval of Minutes:

19 The following minutes were reviewed by the City Council: Work Session and Regular Meeting of November 10,  
20 2015 and Special Meeting of November 20, 2015.

21 [8:14:23 PM](#)

22 COUNCILMEMBER PETERSON MADE A MOTION TO APPROVE THE MINUTES OF THE WORK  
23 SESSION AND REGULAR MEETING OF NOVEMBER 10, 2015 AND SPECIAL MEETING OF NOVEMBER 20, 2015.  
24 COUNCILMEMBER GAILEY SECONDED THE MOTION; ALL VOTED IN FAVOR.

25

26 [8:14:38 PM](#)

27 5. Public comments

1 Joe Simpson, Roy, Utah, stated he was raised in Syracuse as a fourth generation member of his family; the City has  
2 changed and grown over the years and it has been amazing to see that growth. He is representing his family, specifically his  
3 father, as he was invited by the Council to participate in discussions regarding amendments to the General Plan. His father  
4 would like to request the option to rezone Simpson property identified at 12-46-0117; the parcel is 27 acres in size and is  
5 adjacent to several residential developments. He stated he is seeking the R-1 zoning designation for the property, which is  
6 currently zoned A-1 agricultural. His father would like to complete the residential community in the area and they feel the  
7 proposal is compatible with the surrounding uses; they see it as framing the institutional use of a chapel that was built on  
8 4500 West, which seems to be a gathering place for the community. At the western boundary of the City there is a natural  
9 dividing line between the residential and agricultural use and approving the rezone would allow them to develop homes  
10 similar to residential properties adjacent to the east, north, and south. There are family members who desire this development  
11 to occur so they can build their residence here and this change would allow that.

12 Councilmember Lisonbee stated she contacted the Simpson family upon the passing of the elder Joe Simpson and  
13 asked if they wanted to make any changes to the zoning of their property. She referenced the item listed on the agenda to  
14 adopt the updated General Plan and she would suggest that item be delayed until the end of January 2016 to give the Simpson  
15 family the opportunity to proceed through the General Plan amendment process.

16 [8:19:30 PM](#)

17 TJ Jensen addressed Councilmembers Johnson and Peterson and thanked them for their service to the City. He then  
18 addressed the item on the agenda dealing with the General Plan adoption and noted that he is in support of all of the changes  
19 being recommended, with the exception of one. He referenced property near Gentile Street where two strips of property have  
20 been annexed into the City. There is a triangular piece of commercial property and a square piece of industrial property, but  
21 those properties are currently located in Davis County and are included in a conservation easement and it is unlikely that they  
22 will ever be developed. He highly recommended that the land use designation of those parcels be changed to open space since  
23 that is what they will likely be used for in perpetuity. He referenced the Bankhead property to the west of the two parcels and  
24 noted that when the commercial and industrial uses were contemplated, the properties had not yet been purchased by the  
25 conservation agency that now owns it: it is essentially owned by the United States Government. It may be necessary for the  
26 Council to consider whether the commercial and industrial land uses are still viable.

27 [8:21:43 PM](#)

1 Gary Schwanaveldt stated that he attended a Council meeting in October to talk about code enforcement. He  
2 summarized the comments he made during that meeting regarding the fact that his property is no different than many of the  
3 other properties along 2000 West and many residents are using their property in the same manner he has used his property.  
4 He submitted 18 pictures of the 21 houses along the street to prove this fact and that was taken as a complaint by him against  
5 his residents, though that was not the case. He was simply trying to demonstrate that his property fits with the nature of the  
6 street he fits on. He stated he has talked with code enforcement officials regarding bringing his property into compliance and  
7 he has also talked to the Utah Department of Transportation (UDOT) about the property they own where trees have been  
8 dumped; they told him that the trees and other debris would be removed within two weeks and that still has not occurred. The  
9 only change that has been made to that property is that the person dumping the debris has moved the pile closer to the  
10 property line between UDOT property and his property. He provided updated photographs illustrating this fact, after which  
11 he noted he is still working to bring his property into compliance; he has sold three vehicles, but he does not intend to sell the  
12 rest. He finds it aggravating that the City Council can mandate how many vehicles he can keep on his property and how he  
13 can use his property. He stated that there are many memories attached to the vehicles that he keeps on his property and he has  
14 no intention to move them. He stated that the State may purchase his property to accommodate the widening of 2000 West,  
15 but he is not sure of the timeframe of that transaction. He asked that when the Council review code they consider issues other  
16 than just complaints from neighbors as some people will complain about anything and everything. He noted that code  
17 enforcement has been a wrecking ball in his neighborhood and that has real effects on people and only serves those whose  
18 hobby is complaining.

19 [8:25:23 PM](#)

20 Dan Bankhead stated he is with Bankhead Farms and he responded to Mr. Jensen's comments regarding the  
21 properties located near his property; he stated that he has been in negotiations regarding acquiring and developing the two  
22 properties Mr. Jensen referenced; a portion of the property is already zoned industrial and he planned to continue forward  
23 with rezoning the rest of the property. He is opposed to a General Plan change for the property since the open space  
24 designation would essentially devalue his property. It is his opinion that the change would be similar to a taking of property  
25 and he is opposed to that. He stated that years ago when he acquired the property there was no residential development to the  
26 west and he did not try to prevent that; he is unsure why anyone is now trying to prevent how he would prefer to develop his  
27 property.

1 [8:27:22 PM](#)

2 Kevin Homer addressed items five and 15 on the agenda, which are both opportunities for attendees to provide  
3 public comment. He stated he wanted the Council to know that he recognized that change to the agenda and he is appreciative  
4 the body was willing to offer an additional opportunity for residents to provide their feedback about what is occurring in the  
5 City. He also thanked Councilmembers Johnson and Peterson for their service to the City.

6 [8:28:08 PM](#)

7 Pat Zaugg stated she read the Syracuse Facebook page recently regarding recent code enforcement actions dealing  
8 with parking of trailers and vehicles on grass in residential sideyards; the recipients of these citations were lamenting about  
9 the fact that they would likely be forced to spend their Christmas money on gravel to provide a hard surface parking area in  
10 order for their property to comply with City Code. She stated she thinks that as a City something must be done to protect  
11 quality of life, but it is also necessary to be a kinder City where allowances can be made to correct these types of issues. She  
12 echoed Councilmember Lisonbee's comments during the work session about the fact that bad laws should be changed so that  
13 Syracuse City is not known as a police state. She stated she recognized the code enforcement officer is simply doing his job,  
14 yet it is the Council's job to ensure that code enforcement laws are no so 'nit-picky'. She encouraged them to review those  
15 laws to make things easier for the officer and for residents and allow residents to have a better experience.

16  
17 [8:30:14 PM](#)

18 6. Final Subdivision Plan Approval, Keller Crossing Phase 1, located at  
19 approximately 1475 W. 2000 S.

20 A staff memo from the Community and Economic Development (CED) Department provided the following  
21 information regarding the proposed development:

|    |                                 |                      |
|----|---------------------------------|----------------------|
| 22 | Address:                        | 1475 West 2000 South |
| 23 | Zone:                           | R-2 Residential      |
| 24 | Applicant:                      | Nilson Homes         |
| 25 | Total Acreage                   | 6.774 acres          |
| 26 | Net Developable Acres:          | 5.419 acres          |
| 27 | Allowed Lots (5.44 units/acre): | 29                   |

|    |                                  |                   |
|----|----------------------------------|-------------------|
| 1  | Proposed Lots                    | 17                |
| 2  | Public Meeting Outline           |                   |
| 3  | General Plan and Rezone Approval |                   |
| 4  | Planning Commission              | May 5, 2015       |
| 5  | City Council May                 | 12, 2015          |
| 6  | Concept Plan Staff Review        | April 29, 2015    |
| 7  | Preliminary Plan Review          |                   |
| 8  | Planning Commission              | June 2, 2015      |
| 9  | City Council                     | June 9, 2015      |
| 10 | Final Plan Review                |                   |
| 11 | Planning Commissioner            | September 1, 2015 |

12 This request is for phase one of two phases for the Keller Crossing Subdivision. This phase is on the west end of the  
13 development and will complete 1475West. This phase is surrounded by single family residential development. The developer  
14 has opted for the low volume local street standard. The developer has been sent the city staff reports and is currently  
15 amending the drawings to reflect any outstanding items.

16 [8:30:29 PM](#)

17 CED Director Mellor reviewed his staff memo.

18 [8:31:27 PM](#)

19 COUNCILMEMBER GAILEY MADE A MOTION TO GRANT FINAL SUBDIVISION PLAN APPROVAL,  
20 KELLER CROSSING PHASE 1, LOCATED AT APPROXIMATELY 1475 W. 2000 S. COUNCILMEMBER LISONBEE  
21 SECONDED THE MOTION; ALL VOTED IN FAVOR.

22

23 [8:31:49 PM](#)

24 7. Final Subdivision Plan Approval, Keller Crossing Phase 3, located at  
25 approximately 1475 W. 2000 S.

26 A staff memo from the Community and Economic Development (CED) Department provided the following  
27 information regarding the proposed development:

City Council Regular Meeting  
December 8, 2015

1           Address:                           1475 W 2000 S  
2           Zone:                                R-3 Residential  
3           Applicant:                         K.W. Advisory Group  
4           Total Acreage                    8.519 acres  
5           Net Acreage                         6.815  
6           Allowed Lots (5.44 units/acre)   37  
7           Proposed Lots                    23

8 Public Meeting Outline

9           General Plan and Rezone Approval

10                    Planning Commission           May 5, 2015  
11                    City Council                         May 12, 2015  
12           Concept Plan Staff Review       April 29, 2015  
13           Preliminary Plan Review  
14                    Planning Commission           June 2, 2015  
15                    City Council                         June 9, 2015  
16           Final Plan Review  
17                    Planning Commission       December 1, 2015

18           The memo indicated this request is for phase two of the Keller Crossing Subdivision. This phase is on the East end  
19 of the development and will tie in to Tivoli Gardens and Harvest Point Subdivision. Please see staff reports for outstanding  
20 issues. The Planning Commission moved voted unanimously to recommend approval of the final subdivision plan for Keller  
21 Crossing Phase 3, located at 1475 W. 2000 S. R-3 zone, subject to all applicable requirements of the City’s municipal codes,  
22 City staff reviews.

23 [8:31:55 PM](#)

24           CED Director Mellor reviewed the staff memo.

25 [8:31:57 PM](#)

26           COUNCILMEMBER PETERSON MADE A MOTION TO GRANT FINAL SUBDIVISION PLAN APPROVAL,  
27 KELLER CROSSING PHASE 3, LOCATED AT APPROXIMATELY 1475 W. 2000 S. COUNCILMEMBER BOLDUC

1    SECONDED THE MOTION; ALL VOTED IN FAVOR.

2

3    [8:32:12 PM](#)

4    8. Authorize Administration to execute conditional agreement with Salt Lake  
5    County Constable for bailiff and warrant services in the Syracuse Justice Court.

6           A staff memo from the City Recorder explained In the Fiscal Year (FY) that ran from July 1, 2014 to June 30, 2015  
7 the City spent approximately \$15,000 to staff two Police Officers as bailiffs in the Syracuse City Justice Court. Prior to the  
8 conclusion of that FY, one of those Officers left their employment with the City. While the administration was considering  
9 the possibility of contracting for bailiff services, duties were assumed by a single bailiff. In early FY 2016 the remaining  
10 bailiff left to obtain full-time employment. In the meantime, bailiff services have been performed by regular police officers,  
11 mostly through overtime. The amount being spent on overtime is approximately twice the cost of a dedicated person or  
12 company to provide bailiff services. In November staff published a Request for Proposals (RFP) to seek bids for outsourcing  
13 bailiff and warrant collection services. Two firms responded and the lowest responsible bidder was Salt Lake County  
14 Constable. This firm currently provides services for eight Justice Courts along the Wasatch Front and is in negotiations to  
15 provide services for additional Courts. The City has reached out to the eight courts and received positive feedback about the  
16 firm. The projected cost to contract with Salt Lake County Constable is approximately \$15,000 per year, which is the same  
17 cost the City was previously paying to provide bailiff services in house, but under the contract the City will have access to  
18 warrant collection services that were not available previously. As of November 25, 2015 the City has \$186,296 in  
19 outstanding warrant fees. Since the current FY is halfway over, staff is recommending the Council increase the budget by  
20 \$10,000 to cover two bailiffs and warrant collection service through the remainder of the year; the costs for warrant  
21 collection services will be offset by the actual collection of warrants; therefore, the total actual expenditure at year end will be  
22 less than budgeted. The City Attorney has prepared an agreement between Syracuse City and Salt Lake County Constable;  
23 the agreement is contingent upon approval of the requested budget increase, which likely will not occur until February when  
24 the Council will have the opportunity to consider a budget opening for several budget items. It was necessary to include  
25 authorization of the agreement on this agenda as the City's purchasing policy requires awarding of a contract within 45 days  
26 of the close of a RFP; otherwise, the City would technically need to rebid the services after the first of the New Year.

27    [8:32:49 PM](#)

1 City Manager Bovero reviewed the staff memo.

2 [8:33:25 PM](#)

3 Councilmember Gailey inquired as to the term of the contract. City Recorder Brown noted the term is three year  
4 years with two one-year extension options. Councilmember Gailey asked if the motion needs to indicate that the execution of  
5 the contract is dependent upon budget approval. Mr. Bovero indicated that is already indicated in the agreement.

6 [8:34:04 PM](#)

7 COUNCILMEMBER GAILEY MADE A MOTION TO AUTHORIZE ADMINISTRATION TO EXECUTE  
8 CONDITIONAL AGREEMENT WITH SALT LAKE COUNTY CONSTABLE FOR BAILIFF AND WARRANT  
9 SERVICES IN THE SYRACUSE CITY JUSTICE COURT. COUNCILMEMBER PETERSON SECONDED THE  
10 MOTION; ALL VOTED IN FAVOR.

11

12 [8:34:20 PM](#)

13 9. Public Hearing – Proposed Resolution R15-37 updating and amending the  
14 Syracuse City Consolidated Fee Schedule by making adjustments throughout.

15 A staff memo from the Finance Director explained Staff periodically reviews and recommends changes to the  
16 consolidated fee schedule. I am recommending the changes outlined in red in Exhibit A. These changes include:

- 17
- 18 • Update Trench repair fee for 13 foot road cut to \$76.80 to match the fee approved in Resolution 05-02.
  - 19 • Easement Vacation Fee - \$200.00 per application.
  - 20 • Ice Skate Rentals - \$4.00 per adult, \$3.00 per child

21 [8:34:33 PM](#)

22 Mr. Marshall reviewed his staff memo and summarized each of the proposed amendments to the fee schedule.

23 [8:35:35 PM](#)

24 Councilmember Lisonbee referenced the fee regarding ice skate rentals and noted she has some concerns about the  
25 City's liability associated with the City being the actual rental agency. City Attorney Roberts noted there is some risk  
26 associated with operating the ice rink and offering skate rentals and it is up to City Administration and the Council to  
determine if they are willing to accept that risk.

1 [8:36:22 PM](#)

2 Councilmember Peterson stated that he is aware that users have the option of bringing a can of food to receive a  
3 \$1.00 discount on their skate rental, but that is not referenced in the fee schedule. He asked if staff will be able to offer  
4 discounts without that language included in this document. Mr. Marshall answered yes and noted that the fee schedule only  
5 needs to indicate the maximum fee that can be charged, but staff has the understanding that the Council has authorized a  
6 discount in exchange for a can of food.

7 [8:38:01 PM](#)

8 Mayor Palmer opened the public hearing.

9 [8:38:08 PM](#)

10 TJ Jensen stated that Weber Basin Water Conservancy District has informed the Layton Canal Company that they  
11 have increased the per-share rate and it may be necessary for the Council to revisit the fees for water shares included in the  
12 consolidated fee schedule.

13 [8:39:19 PM](#)

14 There were no additional persons appearing to be heard and the public hearing was closed.

15 [8:39:24 PM](#)

16 COUNCILMEMBER BOLDUC MADE A MOTION TO ADOPT PROPOSED RESOLUTION R15-37  
17 UPDATING AND AMENDING THE SYRACUSE CITY CONSOLIDATED FEE SCHEDULE BY MAKING  
18 ADJUSTMENTS THROUGHOUT. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN  
19 FAVOR.

20  
21 [8:39:51 PM](#)

22 10. Proposed Ordinance 15-25 amending various sections of the General Plan

23 Text of the Syracuse City General Plan.

24 A staff memo from the Community and Economic Development (CED) Department explained the General Plan  
25 Subcommittee Members, Scope and Duration was adopted by the Planning Commission on August 19, 2014. On January 6,  
26 2015 the Subcommittee received an extension for additional 180 day duration. The General Plan Committee conducted a

1 comprehensive review of the Syracuse City General Plan and has made a recommendation as shown in draft 1. The proposed  
2 amendments were sent to the City department heads for review and the feedback has been compiled into draft 2. The City  
3 Council has requested to review the proposed General Plan Amendments during their regularly scheduled meeting on  
4 December 8, 2015. The memo concluded the Planning Commission moved to recommend approval of the General Plan Text  
5 amendments with a unanimous vote on November 17, 2015.

6 [8:40:03 PM](#)

7 CED Director Mellor reviewed the staff memo and facilitated a discussion with the City Council regarding the  
8 proposed amendments to the Syracuse City General Plan. The Council offered their feedback regarding the proposed changes  
9 and suggested edits, both technical and grammatical. The Council also discussed the proposal to amend the General Plan map  
10 to accommodate the request made by Mr. Simpson during the public comment portion of the meeting; they concluded they  
11 are comfortable amending the map. Councilmember Gailey stated he would also like to honor Mr. Bankhead's request to  
12 maintain the current land use designations for his property and adjacent parcels.

13 [8:50:17 PM](#)

14 COUNCILMEMBER LISONBEE MADE A MOTION TO ADOPT ORDINANCE 15-25 AMENDING VARIOUS  
15 SECTIONS OF THE GENERAL PLAN TEXT OF THE SYRACUSE CITY GENERAL PLAN, WITH CORRECTIONS  
16 OF GRAMATTICAL ERRORS AND INCLUSION OF THE NEW MISSION STATEMENT OF THE CITY.  
17 COUNCILMEMBER GAILEY SECONDED THE MOTION; ALL VOTED IN FAVOR.

18  
19 [8:51:26 PM](#)

20 11. Proposed Ordinance 15-26 amending the Syracuse City General Plan Land

21 Use Map adopted in 1976, as amended.

22 A staff memo from the Community and Economic Development (CED) Department explained the General Plan  
23 Committee conducted a comprehensive review of the Syracuse City General Plan and has made a recommendation as  
24 shown in the attached draft General Plan Map. The memo concluded the Planning Commission moved to recommend  
25 approval of the General Plan Map with a unanimous vote on November 17, 2015.

26 [8:51:33 PM](#)

1 Councilmember Lisonbee asked if it is out of order for the Council to consider changes to the General Plan map this  
2 evening without property noticing those changes per the recent ordinance that was adopted to govern the General Plan  
3 amendment process. Mr. Roberts referenced State Code governing the General Plan process and noted that as long as the City  
4 has held a public hearing and public meetings regarding the General Plan there is no violation. He noted that the Planning  
5 Commission held the public hearing and all changes have been made during public meetings.

6 [8:52:24 PM](#)

7 COUNCILMEMBER LISONBEE MADE A MOTION TO ADOPT ORDINANCE 15-26 AMENDING THE  
8 SYRACUSE CITY GENERAL PLAN LAND USE MAP ADOPTED IN 1976 AS AMENDED, WITH THE FOLLOWING  
9 CHANGES:

- 10 • CHANGE THE GENERAL PLAN DESIGNATION FOR THE PARCEL OWNED BY SIMPSON  
11 FAMILY TRUST, PARCEL #12-046-0117, FROM A-1 TO R-1.
- 12 • CHANGE ANY LAND IN THE GENERAL PLAN LISTED FOR CONSERVANCY TO OPEN SPACE.

13 COUNCILMEMBER JOHNSON SECONDED THE MOTION.

14 [8:55:33 PM](#)

15 Councilmember Peterson addressed Mr. Simpson and Mr. Bankhead asked if the motion addresses their concerns.  
16 Mr. Simpson answered yes and noted that he has already submitted an application for a General Plan amendment. Mr.  
17 Bankhead also answered yes and thanked the Council for the action taken this evening.

18 [8:56:23 PM](#)

19 Councilmember Gailey complimented Planning Commission Chairman Vaughan for how he handled the Planning  
20 Commission discussion regarding this item.

21 [8:57:08 PM](#)

22 Councilmember Lisonbee indicated she reached out to staff to ensure there were no public concerns with the  
23 General Plan recommendation being forwarded to the City Council by the Planning Commission and it is her understanding  
24 that all landowners were in agreement with the changes being proposed.

25 [8:57:23 PM](#)

1 Mayor Palmer stated there has been a motion and second regarding the General Plan Map and he called for a vote;  
2 ALL VOTED IN FAVOR.

3

4 [8:57:31 PM](#)

5 12. Proposed Ordinance 15-27 amending various sections of Title 10 of the  
6 Syracuse City Municipal Code pertaining to Industrial Architecture Standards.

7 This item was removed from the agenda.

8

9 [8:57:42 PM](#)

10 13. Proposed Ordinance 15-28 amending various sections of Title 8 of  
11 the Syracuse City Municipal Code pertaining to Minor Subdivisions.

12 A staff memo from the Community and Economic Development (CED) Department explained This item is a proposed  
13 addition to Title 8 providing a Minor Residential Subdivision clause. This code would only apply to subdivisions of 10 lots  
14 or less. Staff is proposing to combine the application for preliminary and final approval into one step, thus reducing the  
15 expense of the development and staff time. A minor subdivision will be required to meet all regulations of City Code and the  
16 Engineering Standards and Regulations. The memo concluded the Planning Commission moved to approve the proposed  
17 code for minor subdivisions on November 17, 2015 with a unanimous vote.

18 [8:57:54 PM](#)

19 CED Director Mellor reviewed the staff memo.

20 [8:59:06 PM](#)

21 COUNCILMEMBER GAILEY MADE A MOTION TO ADOPT ORDINANCE 15-28 AMENDING VARIOUS  
22 SECTIONS OF TITLE 8 OF THE SYRACUSE CITY MUNICIPAL CODE PERTAINING TO MINOR SUBDIVISIONS.  
23 COUNCILMEMBER JOHNSON SECONDED THE MOTION.

24

25 [8:59:37 PM](#)

26 14. Discussion of potential creation of Commercial Development Project

1 Area (CDA) in Syracuse City. (continued from Work Session meeting if  
2 necessary)

3 A staff memo from the Community and Economic Development (CED) Department explained there is a substantial  
4 retailer looking at locating in Syracuse - Project Rudolf. The memo asked that the Council instruct staff to proceed with  
5 consultant and in negotiations with taxing entities to establish a CDA, as per boundaries identified in the accompanying map.

6 [8:59:53 PM](#)

7 Mr. Mellor reviewed the staff memo and provided the Council with additional information regarding Project  
8 Rudolph. The Council had a general discussion about the proposed boundaries for the CDA, after which Mr. Mellor clarified  
9 that no action is needed this evening and this item was added to the agenda for the purpose of discussion only.

10

11 [9:05:10 PM](#)

12 15. Public comments

13 [9:05:24 PM](#)

14 Councilmember Lisonbee asked that Fire Chief Froerer provide the Council with an update regarding the condition  
15 of the Fire Fighter that was struck by a vehicle recently.

16 [9:05:40 PM](#)

17 TJ Jensen referenced discussion during the work session regarding Title Nine of the City Code, and specifically the  
18 penalties associated with completing home improvements without a permit. He noted that Section 9.05.090 indicates that the  
19 modification of an existing structure is not a Class B misdemeanor and that the penalty only applies to the construction of a  
20 new structure, such as an accessory building. He stated that he would recommend that the Council not loosen City ordinances  
21 to the point that they become arbitrary; however, some flexibility may be needed.

22 [9:07:17 PM](#)

23 Ray Zaugg addressed agenda item eight regarding the agreement for bailiff and warrant collection services. He  
24 asked if the contractor will share in the revenues for any warrant collected upon. He then stated he appreciates the work done  
25 by Councilmembers Johnson and Peterson; he recognized that their positions have taken them away from their families and  
26 that is a great sacrifice. City Recorder Brown responded to Mr. Zaugg's question regarding warrant collection. She noted that

1 if the contractor collects a fine upon visiting a person's home, they receive \$50 for that service; if the person they are seeking  
2 collection from does not pay at the time of the visit but, instead, pays days later at City Hall, the contractor receives \$20  
3 because their action spurred the payment of the warrant. She indicated that the lowest warrant fine is usually \$150 so the  
4 City's collection of at least \$100 per warrant is much better than what is being received now.

5 [9:09:12 PM](#)

6 Chief Froerer then updated the Council on the condition of the Fire Fighter who was struck by a vehicle when  
7 responding to a recent vehicle accident; he is active and mobile, but it will likely take him six months to recover before he is  
8 able to return to work.

9 Mayor Palmer inquired as to the total amount of money raised in the recent Guns and Hoses basketball game. Chief  
10 Froerer reported the current total is \$11,500, but that could increase as additional donations are counted.

11

12 [9:10:55 PM](#)

13 16. Councilmember reports.

14 At each meeting the Councilmembers provide reports regarding the meetings and events they have participated in  
15 since the last City Council meeting. Councilmember Bolduc's report began at [9:11:28 PM](#) . She was followed by  
16 Councilmembers Peterson, Gailey, Johnson, and Lisonbee.

17

18 [9:22:28 PM](#)

19 17. Mayor's Report.

20 Mayor Palmer's report began at [9:22:41 PM](#).

21

22 [9:25:24 PM](#)

23 18. City Manager report

24 City Manager Bovero's report began at [9:25:26 PM](#) .

25

1 [9:32:10 PM](#)

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

8 [9:32:20 PM](#)

9 COUNCILMEMBER GAILEY MADE A MOTION TO CONVENE IN A CLOSED EXECUTIVE SESSION  
10 PURSUANT TO THE PROVISIONS OF SECTION 52-4-205 OF THE OPEN AND PUBLIC MEETINGS LAW FOR THE  
11 PURPOSE OF DISCUSSING THE PURCHASE, EXCHANGE, OR LEASE OR REAL PROPERTY AND PENDING OR  
12 REASONABLY IMMINENT LITIGATION. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL  
13 VOTED IN FAVOR.

14 The closed session began at 9:32 p.m.

15 The meeting reconvened at 10:15 p.m.

16  
17 At 10:15 p.m. COUNCILMEMBER GAILEY MADE A MOTION TO ADJOURN. COUNCILMEMBER  
18 PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

19  
20  
21  
22  
23  
24  
25  
26  
27

\_\_\_\_\_  
Terry Palmer  
Mayor  
Date approved: \_\_\_\_\_

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



# COUNCIL AGENDA

## January 12, 2016

Agenda Item #5

Arts Council Appointments.

***Factual Summation***

- Syracuse City Arts Council leadership requested the appointments of Kimberlee St. Clair and Tara Bruce. Information regarding the appointments is attached as well as a draft resolution formalizing the appointments.

**RESOLUTION R16-01**

**A RESOLUTION OF THE SYRACUSE CITY COUNCIL  
APPOINTING KIMBERLEE ST. CLAIR AND TARA BRUCE TO  
THE SYRACUSE CITY ARTS COUNCIL.**

**WHEREAS** Title III of the Syracuse City Code provides for the establishment of a Syracuse City Arts Council; and

**WHEREAS** Section 3.09.020 of the Syracuse City Code dictates that no less than six (6) members of the community shall be appointed and serve on the Syracuse City Arts Council; and

**WHEREAS** Arts Council leadership has requested that Kimberlee St. Clair and Tara Bruce be appointed to serve as members of the Syracuse City Arts Council.

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

**Section 1. Appointment.**

- Kimberlee St. Clair is hereby appointed to serve on the Syracuse City Arts Council with her term expiring July 1, 2017.
- Tara Bruce is hereby appointed to serve on the Syracuse City Arts Council with her term expiring July 1, 2020.

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

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

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 12<sup>th</sup> DAY OF JANUARY, 2016.**

**SYRACUSE CITY**

ATTEST:

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

By: \_\_\_\_\_  
Terry Palmer, Mayor

## Cassie Brown

---

**From:** Judy Merrill <Judy@SyracuseUtahArts.org>  
**Sent:** Saturday, November 07, 2015 2:33 PM  
**To:** Cassie Brown; Terry Palmer  
**Cc:** Melanie Rollins  
**Subject:** Recommendation of Appointments

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Mayor,

The Syracuse City Arts Council Board proposed and approved to recommend two new members for your consideration. Below is an email from a current Board member, with whom we were willing to work by having him step into more of an assistant treasurer position while I took on those responsibilities in the interim. However, since submitting that email, he stopped attending the Board meetings. Therefore, we ask that you consider our recommendation of appointing Kimberlee St. Claire to finish his term, ending on July 1, 2017, as well as appointing Tara Bruce as an additional member of the Board, with a term from now until July 1, 2020.

Kimberlee St. Clair has been helping the SCAC for over eight years, with costumes and orchestra as well as a performer. She has a lot of great ideas and is very musical. She has been teaching piano for 25 years and has a Masters in Social Work.

Tara has been involved in the summer musicals for the last several years, as a member of the cast, a choreographer, and most recently as producer of Chitty Chitty Bang Bang. She also volunteered as the sponsorship coordinator for the past six months and has been attending Board meetings fairly regularly. Her interests and experience are widespread, and she is happy to assist in any capacity needed.

---

From: J Jensen <[walkyandtalky@gmail.com](mailto:walkyandtalky@gmail.com)>  
Date: Wed, Mar 11, 2015 at 7:30 PM  
Subject: Not going to Make it tonight. Sorry  
To: Melanie Rollins <[melrollins22@gmail.com](mailto:melrollins22@gmail.com)>, Melanie Rollins <[Melrollins@hotmail.com](mailto:Melrollins@hotmail.com)>

I will not be able to make it to tonight's meeting. Sorry. Health issues. Below is the updated Seussical totals. I have not been able to meet with the city yet. To move the accounts we can simply just write a check from the America First account to the city account to meet the deadline. I have also not been able to send a new request to MTI to request a credit or reimbursement for the sales we had for Seussical.

It has been difficult for me to be able to make it in to the city or to the bank before closing to transact. If someone else, who has the time that the finance responsibility deserves, would like to take the role, please let me know. I do not want to step down, however I believe the finance positions deserves more time and effort that I feel that I been giving and can give at this time. Currently, and for the unknowable future, my job and other events have made it difficult for me to fulfill all my responsibilities. If no one would like to take over I would be happy to continue to do what I can.

---

In case you have concerns with the number of members we have or would like on the Board, please understand the burdens placed on these individuals by serving the community in this capacity. We have someone new serving each year as Chair (currently Melanie Rollins), another as Secretary (Judy Merrill), and hopefully someone different as Treasurer (temporarily, me).

Next, we have various Board members serving as Committee Chairs to create, supervise, and carry out the different programs produced and provided to the public.

Trachelle Hilton-King is the Committee Chair for Publicity to advertise our musicals, orchestra concerts, and any future programs.

Spencer Rollins is the Committee Chair for Sponsorships to solicit and promote our programs as well as those businesses sponsoring them.

Spencer Frew is the Committee Chair for Fundraising and Donations to help us build our financial base to pay for these great programs and, hopefully, allow us to add more opportunities for our citizens by forming new programs where there is an interest.

Christopher Weaver is the Orchestra Committee Chair

Taleen Ericksen is the Theater Chair to oversee the annual summer musicals and, hopefully, additional performances at other times of the year should we ever have appropriate and affordable venues.

James Hansen is the Technology Committee Chair to help us manage our emails, website, and also oversee the lighting and sound for all of our performances.

The SCAC used to have a Choir, and we believe there is sufficient interest to reorganize that program, which would be a great asset for the senior luncheons, Farmers Market, and Christmas singalongs, to name a few.

We hope you agree with our recommendations and will forward them to City Council for approval at the next applicable meeting. For your convenience, below is what we envision the terms to be, should you and the City Council approve them:

Christopher Weaver and Trachelle Hilton – terms expire July 1, 2016

~~Jared Jensen~~ Kimberlee St. Clair and Taleen Ericksen – terms expire July 1, 2017

Melanie Rollins, Spencer Rollins, and Judy Merrill – terms expire July 1, 2018

Spencer Frew, James Hansen, and Tara Bruce – terms expire July 1, 2020

*Judy S. Merrill*





# COUNCIL AGENDA

## January 12, 2016

Agenda Item #6

Park Advisory Committee Appointments

### *Factual Summation*

- Any question regarding this agenda item may be directed at Mayor Palmer or Brody Bovero, City Manager
- Please see attached resolution that has been drafted to formalize the recommended appointments.
- The purpose of the Parks Advisory Committee is outlined in the City Code as follows:

#### **3.35.040 Duties and responsibilities.**

---

It shall be the duty of the Parks Advisory Committee to act in an advisory and voluntary capacity to the City Council regarding the development of parks, trails and related facilities, programs, policies and priorities. The Parks Advisory Committee should periodically review the City's parks master plan and make appropriate recommendations to the City Council regarding the same. The Parks Advisory Committee should also recommend projects, policies, funding allocations, and other measures, programs, or activities for the development of parks, trails and related facilities within the City. The Parks Advisory Committee shall carry out projects, programs and activities as directed by the City Council.

**RESOLUTION R16-02**

**A RESOLUTION OF THE SYRACUSE CITY COUNCIL  
APPOINTING DOUG PETERSON AND JORDAN SAVAGE TO  
THE PARKS ADVISORY COMMITTEE.**

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

**WHEREAS** Section 3.35.020 of the Syracuse City Code dictates that each member of the Parks Advisory Committee shall serve for a term of three (3) years, and until his successor is appointed. Section 3.35.020 also dictates that members may be appointed to terms shorter than three years when necessary to provide for staggered terms; and

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

**Section 1. Appointment.** Doug Peterson shall be appointed for a term of three years with his term expiring July 1, 2019. Jordan Savage shall be appointed to complete Hannah Miller's term, which expires July 1, 2016.

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

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

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 12<sup>th</sup> DAY OF JANUARY, 2016.**

**SYRACUSE CITY**

ATTEST:

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

By: \_\_\_\_\_  
Terry Palmer, Mayor



# COUNCIL AGENDA

January 12, 2016

Agenda Item #7

## Culinary and Secondary Water Master Plan and Impact Fee Facility Plan

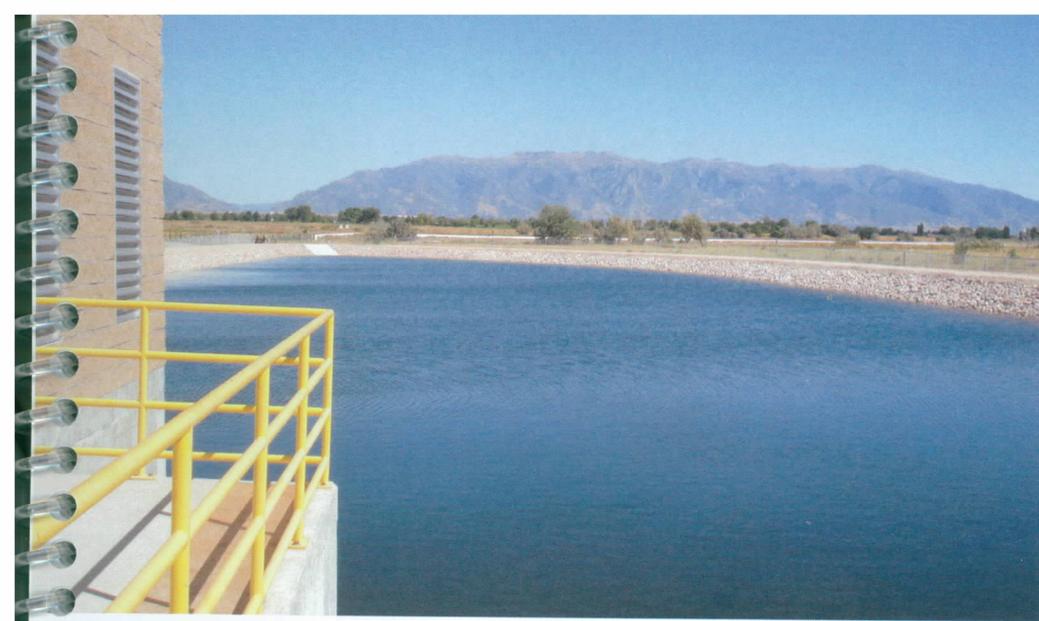
### *Factual Summation*

- Any questions about this agenda item can be directed to Robert Whiteley.
- Our current 2009 impact fee plans must be updated with an Impact Fee Facility Plan according to Utah Code 11-36a.
- A Request for Proposal was advertised Nov 29, 2015 for professional services to complete the master plan and the IFFP. Five proposals were received on Jan 5, 2016.
- Evaluations were made based upon price, quality, experience, and schedule. Rankings were on a scale of one to five with five being the best. Results are shown as follows:

|            | JUB | Bowen<br>Collins | Hansen Allen<br>Luce | Gilson | Hansen and<br>Associates |
|------------|-----|------------------|----------------------|--------|--------------------------|
| Price      | 4   | 2                | 1                    | 5      | 3                        |
| Quality    | 5   | 5                | 5                    | 2      | 1                        |
| Experience | 4   | 5                | 3                    | 2      | 1                        |
| Schedule   | 5   | 5                | 5                    | 5      | 5                        |
| Total      | 18  | 17               | 14                   | 14     | 10                       |

### *Recommendation*

Award the project to JUB.



Proposal for:

---

# SYRACUSE CITY CULINARY & SECONDARY WATER MASTER PLAN & IMPACT FEE FACILITY PLAN

---

January 2016



J-U-B ENGINEERS, INC.



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

OTHER J-U-B COMPANIES

# 1 | J-U-B & SYRACUSE CITY

J-U-B has been privileged to work with Syracuse City for more than 18 years on a variety of successful projects.

## EXPERIENCE IN SYRACUSE CITY

J-U-B knows Syracuse City. We are familiar with your culinary and secondary water systems, have good relationships with your staff, and can meet your high standards and expectations of quality work.

Over the years we have had the opportunity to complete waterline transmission installation, replacement and relocation projects in Syracuse. The recent 3000 West roadway design project involved extensive utility work including improvements to both your culinary and secondary water systems.

Our GIS Specialists have provided on-call support to Syracuse City, giving them familiarity with your database, maps and utilities.

## SYRACUSE CITY WATER PROJECT EXAMPLES

- 3000 West Roadway Design with Culinary Water and Secondary Water Utilities, 2014 - 2015
- 1700 South Waterline Replacement, 2011
- 200 South Waterline Relocation, 2011
- 2700 South to Sunset Farms- Culinary and Secondary Waterline, 2001
- New Reservoir Drain Line, 2001
- Secondary Water Transmission Line, 2000
- 1700 South Underpass and Transmission Line, 2000
- Pressure Irrigation Review, 1998



## CULINARY WATER MASTER PLANNING EXPERIENCE

J-U-B has helped communities throughout Utah prepare culinary water master plans to evaluate existing conditions, develop asset management strategies, and identify projects needed to maintain and grow their system. These plans have been valuable tools for our clients to accommodate rapid growth with limited budgets. With these plans in place, they have been able to update their impact fee facility plans and be in a good position for available grant opportunities to fund improvement projects.

A master plan from J-U-B incorporates the latest in GIS technology that gives you a real-time, accurate view of your water system so you can make informed decisions about management and improvements. J-U-B also has engineers skilled in hydraulic modeling to provide an analysis tool of future system demands and needs.

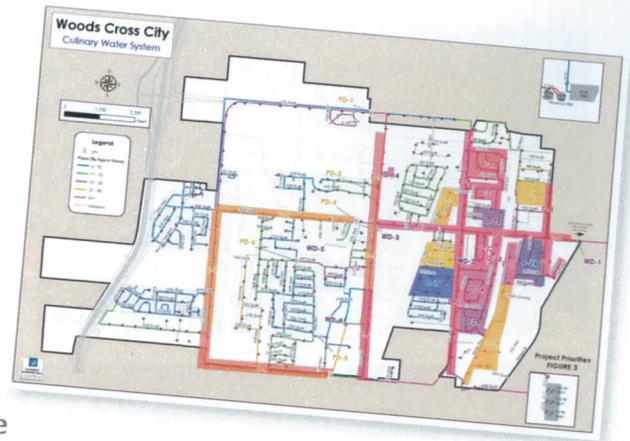
The table to the right summarizes J-U-B's recent culinary water master planning experience.

| RECENT J-U-B WATER MASTER PLANNING EXPERIENCE |     |                 |                 |                          |                          |
|-----------------------------------------------|-----|-----------------|-----------------|--------------------------|--------------------------|
| PROJECT NAME<br>YEAR COMPLETED                | GIS | WATER TREATMENT | SYSTEM MODELING | IMPACT FEE FACILITY PLAN | CAPITAL IMPROVEMENT PLAN |
| Coalville City, Utah 2015                     | ✓   | ✓               | ✓               |                          | ✓                        |
| Tabiona Town, Utah 2014                       | ✓   |                 | ✓               |                          | ✓                        |
| City of Glenn's Ferry, Idaho 2014             |     | ✓               | ✓               |                          | ✓                        |
| Lindon City, Utah 2014                        | ✓   |                 | ✓               | ✓                        | ✓                        |
| Clinton City, Utah 2014                       | ✓   | ✓               |                 |                          | ✓                        |
| Cache County, Utah 2014                       |     |                 | ✓               |                          | ✓                        |
| City of Grace, Idaho 2014                     | ✓   |                 |                 |                          | ✓                        |
| City of Filer, Idaho 2014                     |     | ✓               | ✓               |                          | ✓                        |
| Kaysville City, Utah 2013                     | ✓   |                 | ✓               |                          | ✓                        |
| Bona Vista Water District, Utah 2013          | ✓   |                 | ✓               | ✓                        | ✓                        |
| Santaquin City, Utah 2013                     |     | ✓               | ✓               |                          | ✓                        |
| Trenton Town Water 2012                       |     |                 | ✓               |                          | ✓                        |
| Woods Cross City, Utah 2011, 2014             |     | ✓               | ✓               | ✓                        | ✓                        |
| Corinne City 2008                             |     |                 | ✓               | ✓                        | ✓                        |

## WOODS CROSS CITY > CULINARY WATER ASSET MANAGEMENT PLAN

Woods Cross City became aware that their aging water system has elements in dire need of replacement. Some pipes were corroding, some materials originally used were fragile, some were undersized or deficient for existing needs. Impact fees will not cover these issues, so a utility rate adjustment was the preferred alternative.

J-U-B was called upon to review pipe age, pipe break history, soils type (corrosive), the existing water model for deficiencies, and other facility plans to coordinate the disruption of the roads. We estimated the cost for the 40 to 50 projects and then helped the City prioritize the projects. J-U-B was able to use its in-house GIS specialists as a helpful tool to incorporate the City's existing GIS information on pipe ages and break locations.



As a result of this project, a proposed rate increase of approximately 30% was determined to fund these improvements. The City is now able to move forward in completing the priority projects. It is expected that there will be water projects every year for the next 30 years and beyond totaling about \$10 million.

## CORINNE CITY > WATER MASTER PLAN & CAPITAL FACILITIES PLAN

Having seen surrounding communities caught off-guard by tremendous growth, Corinne City decided to be proactive and ready for growth. This required bringing all of their Master Plans, General Plan, Capital Facilities Plan, and impact fees into the 21st Century. Corinne City wanted to be organized and ready with updated ordinances and plans that would give the community a vision for the future as well as require new development to contribute in the cost of additional infrastructure, parks and trail development, and any other beneficial needs to the community.



The project included:

- updating the General Plan
- preparing Master Plans and impact fees for culinary and secondary water
- updating the Master Plan for sewer treatment and infrastructure
- developing a Master Plan for storm water, transportation, parks, and trails
- developing impact fees for each area and updating the Capital Improvement Plan

The plan was completed two months ahead of schedule and within budget. With these plans in place and projects prioritized, Corinne City began improvements to their culinary water system including 5.25 miles of waterline and a 1MG water tank, funded in part with a \$2.6M SRF loan from the State Division of Drinking Water.

J-U-B ENGINEERS, Inc.

## SECONDARY WATER MASTER PLANNING EXPERIENCE

J-U-B is an industry leader in secondary water system engineering in the State of Utah. We have completed master plans for large irrigation districts and cities of all sizes. Many of these plans have included feasibility studies analyzing options, costs and benefits of converting to pressurized irrigation systems, the implementation of water reuse in the secondary system and hydropower generation potential. With master plans in place, we have helped our clients receive more than \$157 million in grants and low- or no-interest loans.

The following table summarizes J-U-B's secondary water planning experience.

| RECENT J-U-B SECONDARY WATER MASTER PLANNING EXPERIENCE                                      |                |                     |     |                     |          |                   |
|----------------------------------------------------------------------------------------------|----------------|---------------------|-----|---------------------|----------|-------------------|
| PROJECT NAME                                                                                 | YEAR COMPLETED | WATER RIGHTS/SOURCE | GIS | CAPITAL IMPROVEMENT | MODELING | REUSE/RECLAMATION |
| Mount Pleasant Secondary Water Master Plan                                                   | 2015           | ✓                   |     | ✓                   | ✓        |                   |
| Davis & Weber Counties Canal Company System Optimization Plan and Hydro Feasibility Study    | 2013           |                     | ✓   | ✓                   | ✓        |                   |
| Davis & Weber Counties Canal Company Long Term Plan                                          | 2012           | ✓                   | ✓   | ✓                   | ✓        |                   |
| Kearns Improvement District Master Plan and Feasibility Study                                |                |                     |     | ✓                   | ✓        | ✓                 |
| Cache County Water Conservation District Planning                                            | 2014           |                     | ✓   | ✓                   | ✓        |                   |
| Bostwick Park Water Conservation District, CO System Optimization Plan                       | 2015           |                     |     | ✓                   | ✓        |                   |
| Grand Valley Water Users, CO Water Management Plan                                           | 2015           |                     | ✓   | ✓                   |          |                   |
| West Porterville Irrigation Water Management Plan                                            | 2015           | ✓                   | ✓   | ✓                   | ✓        |                   |
| North Fork Conservation District, Water Management Plan                                      | 2015           | ✓                   |     | ✓                   |          |                   |
| Crawford Water Conservancy District, CO Water Management Plan                                | 2015           | ✓                   |     | ✓                   |          |                   |
| South Willard Water Company System Optimization Plan & Pressure Irrigation Feasibility Study | 2013           | ✓                   | ✓   |                     | ✓        |                   |
| Santaquin City Pressurized Irrigation Master Plan                                            | 2012           | ✓                   | ✓   | ✓                   | ✓        |                   |
| Springville City Secondary Water Master Plan                                                 | 2012           | ✓                   | ✓   | ✓                   | ✓        |                   |
| Corinne City Secondary Water Master Plan and Capital Facilities Plan                         | 2008           |                     |     | ✓                   | ✓        |                   |
| Coalville City Secondary Water Master Plan                                                   | 2007           |                     |     | ✓                   | ✓        |                   |

## DAVIS & WEBER COUNTIES CANAL COMPANY > LONG TERM PLAN, SYSTEM OPTIMIZATION REVIEW & GIS MAPPING

J-U-B has been the engineer for the Davis & Weber Counties Canal Company (DWCCC) for over 26 years. DWCCC's secondary water system serves the cities of Clinton, West Point, Layton and Kaysville. J-U-B prepared a Long Term Plan for DWCCC which included system modeling, identified water losses and identified priority improvement projects.

Gateway Mapping (GMI) built GIS data structures for DWCCC and created applications using ArcGIS and Spatial IM to track routine maintenance, call-outs, and repairs. On-site GIS training was provided for company staff at the onset of the project, and GMI continues to provide support for DWCCC on a regular basis as the GIS is continuously enhanced. Recently, GMI assisted DWCCC in adding the mapping and asset management of the company's main canal system to the GIS.



J-U-B has helped DWCCC implement this planning by acquiring grants and loans totaling nearly \$10 million. J-U-B has overseen the design and installation of pressure irrigation systems, reservoirs, pump stations, and transmission lines to expand and improve DWCCC's secondary system.

## KEARNS IMPROVEMENT DISTRICT > SECONDARY WATER/RECLAIMED WATER FEASIBILITY STUDY & MASTER PLAN

Kearns Improvement District (KID) decided to investigate the feasibility of providing secondary water to large water users within the district. J-U-B first did a secondary water feasibility study, and then with the approval and direction of the board developed a secondary water master plan. The District provides culinary water and sanitary sewer services to over 13,000 connections. The District wanted to investigate the feasibility of converting

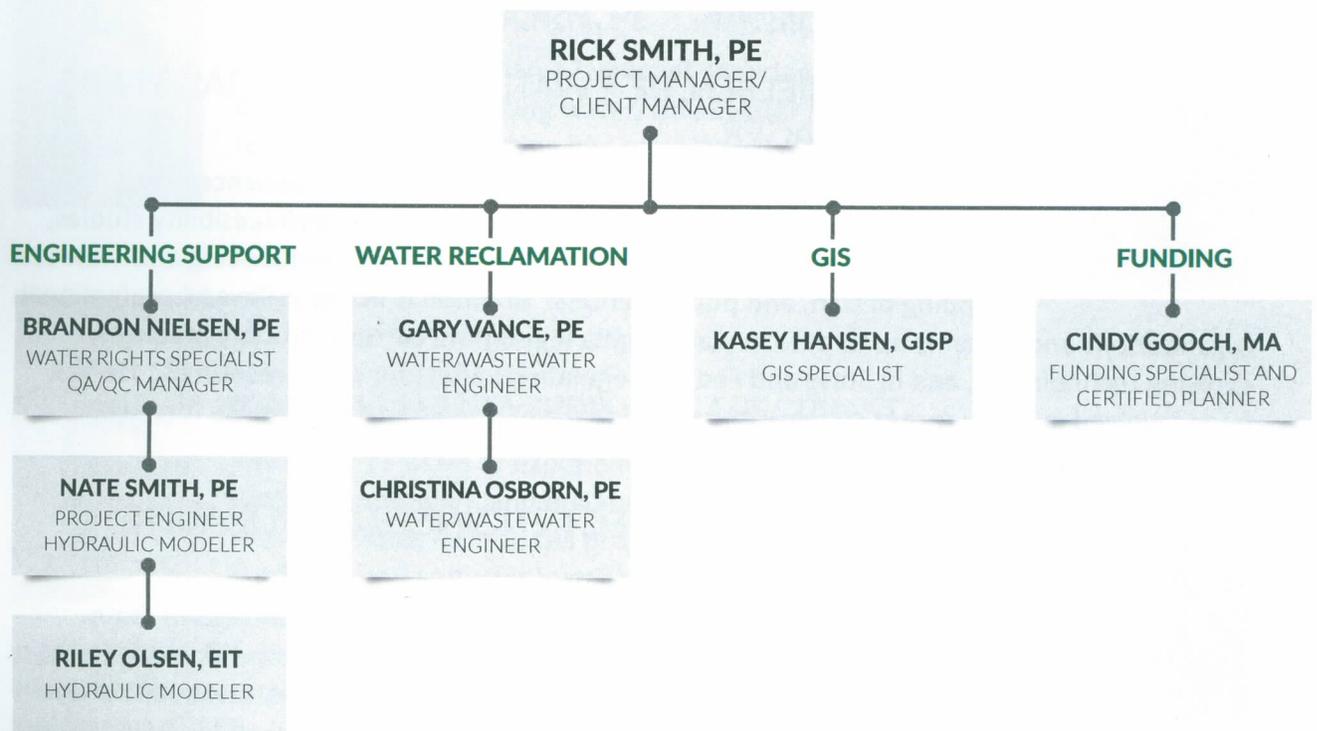


5  
some of their large open space customers to using secondary water, conserving the expensive and good quality culinary water for culinary use. The comprehensive secondary water feasibility study and secondary water master plan that J-U-B completed for KID was partially funded by a grant obtained from the Bureau of Reclamation. The study and master plan evaluated potential sources of secondary water including wells, canals, stormwater, the current wholesale supplier, and reclaimed water. The reclaimed water alternatives included a district-owned scalping facility and the evaluation of expanding treatment and pumping from the regional wastewater treatment facility. J-U-B also coordinated communication with a number of different agencies and organizations involved with potentially providing secondary water in the Kearns Improvement District. District staff and board members provided substantial input on the master plan.

## 2 | PROJECT TEAM

J-U-B has brought together an experienced, multi-disciplinary project team for Syracuse City.

### ORGANIZATIONAL CHART



6



**RICK SMITH, PE > PROJECT MANAGER & CLIENT MANAGER**

Rick has been involved with many water master plans. He has worked directly with cities and pressure irrigation companies in planning, designing, and constructing culinary and secondary water systems. He has been the project manager and/or client manager on many infrastructure projects in Syracuse and nearby communities.

Rick has a Master's Degree emphasis in hydraulics and hydrology. He has experience in watershed and surface- water modeling systems including H<sub>2</sub>O Net, HEC-1, XP-SWMM, HEC-RAS, and WSPRO. He has project experience in using ArcView for Geographic Information Systems (GIS). He has been involved with many water-related projects including sewer, open channel hydraulics, and gravity and pressure pipes. He is currently involved at J-U-B supporting cities and large irrigation companies on their projects.



**BRANDON NIELSEN, PE > WATER RIGHTS SPECIALIST & QA/QC MANAGER**

Brandon has 18 years of water resources engineering experience. He is experienced in water resources projects ranging from well feasibility studies, source development, source protection, water rights, well drilling and equipping design, and pump stations. Brandon is active in several professional organizations and remains up to date in water rights legislation, current industry practices, evolving technologies, and in State and Federal regulations affecting water resources. He has been involved in many recent culinary and secondary water master plan projects throughout Utah, Idaho and Colorado.



**NATE SMITH, PE > PROJECT ENGINEER & HYDRAULIC MODELER**

Nate has 8 years of experience working on water, sewer, and storm drain projects. He has spent the majority of that time using computer modeling to analyze complex culinary water, secondary irrigation water, sewer, and storm drain systems. This modeling has been done in InfoWATER and InfoSWMM modeling software. Nate has also completed the hydrology and hydraulics calculations for several projects. His modeling experience includes open channel systems, closed conduit gravity systems, and closed conduit pressure systems. His breadth of modeling includes simple one pipe systems to complex city-wide networks.



**RILEY OLSEN, PE > DESIGN ENGINEER & HYDRAULIC MODELER**

Riley has been with J-U-B since May of 2013. He has assisted on several municipal design projects using computer modeling to analyze complex culinary and secondary water systems. This modeling has been done in InfoWater and InfoSWMM modeling software. During his time with J-U-B, Riley has designed culinary water systems, which have included the replacement and upgrade of distribution lines.



### **GARY VANCE, PE > WATER/WASTEWATER ENGINEER**

Gary has 12 years of experience in master planning, funding, permitting, designing, and constructing water/wastewater projects. Gary's experience at J-U-B includes preparing nine Wastewater Facilities Plans where he evaluated the condition of existing facilities and recommended improvements, including investigating the possibility of water reclamation and reuse. He has also prepared several culinary water master plans. In addition, he has worked on the planning, design, and construction administration of numerous treatment facilities. These experiences have provided Gary in depth knowledge of all aspects of treatment facility projects including funding and permitting.



### **CHRISTINA OSBORN, PE > WATER/WASTEWATER ENGINEER**

Christina has more than 12 years of experience with planning, permitting, designing, and operating water/wastewater projects and water reclamation facility projects. Christina has completed water master planning and feasibility studies for many districts and cities throughout Utah and Idaho. These plans have included evaluating the potential for water reclamation and reuse. She has worked with funding and permitting agencies and can apply her expertise to make the planning process efficient.



### **KASEY HANSEN, GISP > GIS SPECIALIST**

Kasey has 15 years of experience with Gateway Mapping, is a certified GIS Professional (GISP), and is Gateway Mapping's GIS Services Director. Kasey's responsibilities include GIS project work, training, computer programming, hardware and software installation, and onsite GIS support for public and private sector Geographic Information Systems clients. Kasey has experience in GIS analysis, GIS development, thematic map design, analytical cartography, aerial photo interpretation, computer programming, and GPS. Kasey works to make GIS a useful and usable tool for our clients.



### **CINDY GOOCH, MA > FUNDING SPECIALIST & PLANNER**

Cindy is an innovative individual with 15 years of experience in strategizing, acquiring, and managing a variety funding opportunities for communities throughout Utah and surrounding areas. She has extensive experience with Federal and State funding agencies.

Cindy is renowned as a Grant Writer. Cindy herself has been instrumental in acquiring more than \$180 million in funds available for use in trails, parks, economic planning, and safety planning.

As a Certified Urban Planner, Cindy has effectively facilitated, developed, and written a number of community master plans and general plans, successfully receiving grant awards to fund the development and writing of these plans.

# 3 | SCOPE & COST OF SERVICES

J-U-B already has versions of working models for Syracuse City's culinary and secondary water systems to foster a more efficient planning process.



## TASK 1 > EXISTING CONDITIONS

We will obtain current GIS data, land use data, water records, and pertinent information from the City. We will verify pipe sizes in the InfoWater model with the GIS data and revise demand regions to reflect land use and water records. A kickoff meeting with City personnel will be critical in understanding how the culinary system functions, supply sources, storage configuration, learn about problem areas or pressure concerns, etc. The same information would be gathered for the secondary water system, but further discussion on supply, storage, and pump station operations. New demand regions will be created and new demands calculated under this task. Both systems would be reviewed to determine if there are existing deficiencies or items/improvements to consider.



## TASK 2 > FUTURE WATER CAPACITY & SYSTEM DEMAND

Using the existing model, the new demand regions will be modified based on projected land uses and typical water use for a future scenario. The future model will have additional pipes shown, assuming that development will naturally install those lines as extensions of existing facilities. Again, both culinary and secondary water systems, will be reviewed to determine where future deficiencies are located. (Task 4 will look at alternatives to remedy the future deficiencies.)



## TASK 3 > DETERMINATION OF EXISTING RESERVE CAPACITY

An analysis will be done to assess the difference between current supply, storage, and piping to future demands/needs. Based on discussions with and direction from City personnel, criteria will be established to make a determination of 'existing reserve capacity'.



## TASK 4 > DETERMINATION OF FUTURE PROJECTS TO ACCOMMODATE GROWTH

Based on Task 2 InfoWater modeling, new storage and piping scenarios may be needed to resolve future deficiencies. A meeting with the City personnel to discuss options and possible solutions will be needed. A portion of that meeting will also be used to determine priorities and where imminent growth may occur. Once the improvement projects are defined, opinions of probable costs will be generated.

Per the RFP, water reclamation possibilities for secondary water are being considered by Syracuse City. We plan to discuss this further with the City as well as meet with the North Davis Sewer District to determine what may be necessary in having that as an option as another water source. J-U-B has helped do feasibility studies for such reuse as well as designed a treatment plant with type 1 level water, which is now being used in a secondary water system.



## TASK 5 > PREPARATION OF WATER MASTER PLAN

J-U-B will prepare water master plans/Capital Facilities Plans for both culinary and secondary systems. The plans will summarize assumptions, and methodology for modeling, and present findings from the modeling. Based on discussions with the City from the analysis and modeling, priorities will be set for capital improvements and defined in the master plans. The schedule or dates for the improvements to be completed will be general estimates, and may be adjusted due to growth patterns or City budgeted funds.



## TASK 6 > PREPARATION OF IMPACT FEE FACILITY PLAN (IFFP)

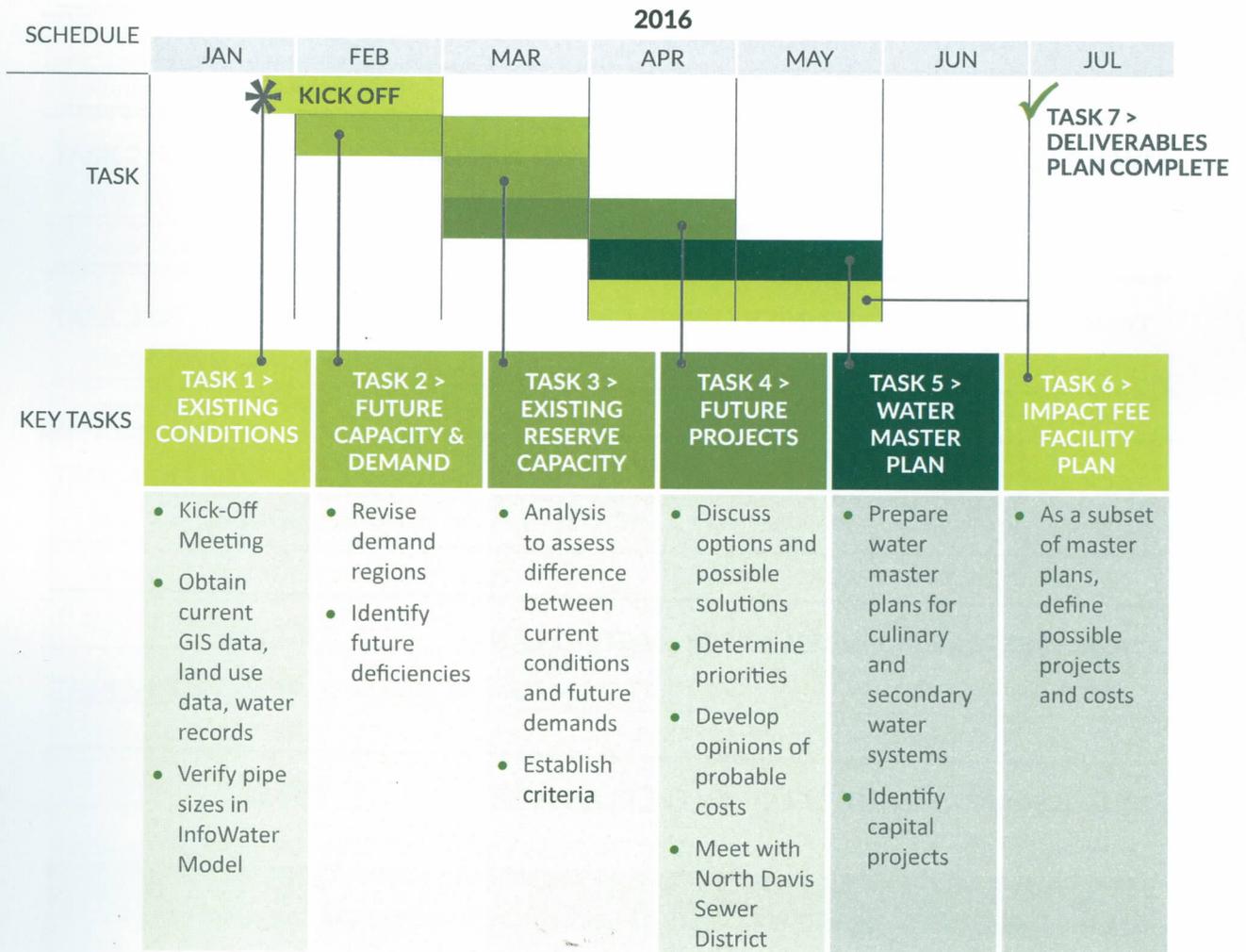
The IFFP will be a subset of the overall master plans, defining possible improvements and costs in the six year time period per State Code. Based on discussions with the City from the analysis and modeling, priorities will be set for capital improvements. The schedule or dates for the improvements to be completed will be general estimates and may be adjusted due to growth patterns or City budgeted funds.



## TASK 7 > DELIVERABLES

Per the request, sufficient copies of the master plans and IFFPs will be provided; included will be the digital modeling files.

### PROJECT SCHEDULE



## COSTS

| <b>CULINARY WATER MASTER PLAN &amp; IFFP</b>            | <b>COST</b>     |
|---------------------------------------------------------|-----------------|
| <b>TASK 1 EXISTING CONDITIONS</b>                       | <b>\$9,855</b>  |
| Kickoff Meeting to determine critical areas             | \$896           |
| Obtain data from the City                               | \$836           |
| Verify pipe size in the InfoWater Model                 | \$4,013         |
| Create new demand regions and new demands               | \$984           |
| Run model                                               | \$3,128         |
| <b>TASK 2 FUTURE WATER CAPACITY &amp; SYSTEM DEMAND</b> | <b>\$5,515</b>  |
| Project growth with help from City                      | \$1,335         |
| Model future scenarios                                  | \$4,180         |
| <b>TASK 3 DETERMINE EXISTING RESERVE CAPACITY</b>       | <b>\$5,029</b>  |
| Establish criteria of pipe capacity                     | \$715           |
| Identify limits of piping, storage and supply           | \$4,315         |
| <b>TASK 4 DETERMINE FUTURE PROJECTS</b>                 | <b>\$4,623</b>  |
| Identify projects to accommodate future growth          | \$3,909         |
| Meet with City to discuss possible projects             | \$715           |
| <b>TASK 5 PREPARE CULINARY WATER MASTER PLAN</b>        | <b>\$7,182</b>  |
| Write culinary water master plan report                 | \$4,941         |
| Prepare culinary water master plan report figures       | \$2,241         |
| <b>TASK 6 PREPARE IMPACT FACILITY FEE PLAN (IFFP)</b>   | <b>\$3,872</b>  |
| Write IFFP                                              | \$3,872         |
| <b>TOTAL COST</b>                                       | <b>\$36,076</b> |

| <b>SECONDARY WATER MASTER PLAN &amp; IFFP</b>           |  | <b>COST</b>     |
|---------------------------------------------------------|--|-----------------|
| <b>TASK 1 EXISTING CONDITIONS</b>                       |  | <b>\$14,023</b> |
| Kickoff Meeting to determine critical areas             |  | \$1,039         |
| Obtain data from the City                               |  | \$1,070         |
| Verify pipe size in the InfoWater Model                 |  | \$4,940         |
| Create new demand regions and new demands               |  | \$678           |
| Run model                                               |  | \$6,296         |
| <b>TASK 2 FUTURE WATER CAPACITY &amp; SYSTEM DEMAND</b> |  | <b>\$6,210</b>  |
| Project growth with help from City                      |  | \$858           |
| Model future scenarios                                  |  | \$5,352         |
| <b>TASK 3 DETERMINE EXISTING RESERVE CAPACITY</b>       |  | <b>\$5,648</b>  |
| Establish criteria of pipe capacity                     |  | \$858           |
| Identify limits of piping, storage and supply           |  | \$4,790         |
| <b>TASK 4 DETERMINE FUTURE PROJECTS</b>                 |  | <b>\$6,075</b>  |
| Identify projects to accommodate future growth          |  | \$3,544         |
| Meet with City to discuss possible projects             |  | \$858           |
| Review options for water reuse                          |  | \$1,673         |
| <b>TASK 5 PREPARE SECONDARY WATER MASTER PLAN</b>       |  | <b>\$7,000</b>  |
| Write secondary water master plan report                |  | \$4,550         |
| Prepare secondary water master plan report figures      |  | \$2,450         |
| <b>TASK 6 PREPARE IMPACT FACILITY FEE PLAN (IFFP)</b>   |  | <b>\$4,138</b>  |
| Write IFFP                                              |  | \$4,138         |
| <b>TOTAL COST</b>                                       |  | <b>\$43,095</b> |

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## SYRACUSE CITY CORPORATION REQUEST FOR PROPOSAL

Please include this sheet as the cover for your proposal. Mark proposals as follows:

“Syracuse City Culinary and Secondary Water Master Plan & Impact Fee Facility Plan”

Mail / Hand Deliver to: Syracuse City Public Works  
3061 South 2400 West  
Syracuse, UT 84075

Proposals will be accepted until: Tuesday, January 5, 2016 at 3:00 P.M.

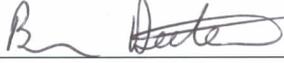
Description of services:

This proposal shall include all costs associated with completing the Syracuse City Culinary and Secondary Water Master Plan and Impact Fee Facility Plan.

\*\*\*\*\*

Company Name: J-U-B ENGINEERS, Inc.  
Address: 466 North 900 West, Kaysville, UT 84037  
Telephone: (801) 547-0393 Email: rds@jub.com  
Cost of Culinary Water Master Plan and IFFP: \$36,076  
Cost of Secondary Water Master Plan and IFFP: \$43,095  
Payment Terms: Not to exceed fee without prior written authorization  
Proposal Honored Through: Until notice of award  
Contact Person: Rick Smith, PE Telephone: (801) 547-0393  
Anticipated Project Completion July 1, 2016  
Addendums acknowledged (if applicable) \_\_\_\_\_  
Additional Comments (attach additional sheets if necessary): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Syracuse City reserves the right to accept or reject this proposal, or any portion thereof, and call for new proposals if their interests or convenience are better served by such a course.

Authorized Signature:  Date: 1/4/16



# COUNCIL AGENDA

January 12, 2016

Agenda Item #9

General Plan Amendment

## ***Factual Summation***

The Applicant (Focus Realty) met with the City Staff and Councilwoman Lisonbee on December 14<sup>th</sup>, 2015 and asked that the general plan map be opened permitting that parcel #120460127 (36 acres which is presently in unincorporated Davis County) be General Planned R-2 instead of R-1.

### 10.20.060 General plan amendments.

*(E) Applications for general plan text or general plan map amendments outside of the open amendment period shall be considered as provided in this subsection:*

*(3) The Council may, after proper notice, authorize the consideration of the applicant's amendment outside of the open amendment period only if any of the following apply:*

*(c) The Council finds that the proposed development has the potential to confer a substantial benefit on the City.*

Note: you are not being asked to amend the general plan at this time. The request is only to *authorize the consideration of the applicant's amendment outside of the open amendment period...*

## ***Recommendation:***

- **Approve consideration:** They will go to Planning Commission and come back with a general plan recommendation.
- **Deny consideration:** They have to wait till January 1, 2017 for the General Plan to be opened, or they have to make do with the R-1 for when they are annexed into the city.



# CITY COUNCIL

## AGENDA

January 12<sup>th</sup>, 2016

### Agenda Item #9

**Rezone - Joseph Simpson, property located at approx. 4500 W 1400 S**

#### Factual Summation

Please review the following information. Any questions regarding this agenda item may be directed at Brigham Mellor, CED Director.

|                   |                 |
|-------------------|-----------------|
| Location:         | 4500 W 1400 S   |
| Current Zoning:   | A-1 Agriculture |
| Requested Zoning: | R-1 Residential |
| General Plan:     | R-1 Residential |
| Total Area:       | 27.939 Acres    |

#### Summary

The applicant would like to rezone from A-1 Agriculture to R-1 Residential to accommodate single family development with 2.3 lots per acre density. This type of development would be similar to the surrounding single family developments which are also zoned R-1 Residential. This property does have several easements recorded on it that will need to be reviewed prior to future development. The general plan was recently amended to R-1 Residential by the City Council on December 8, 2015.

#### Attachments

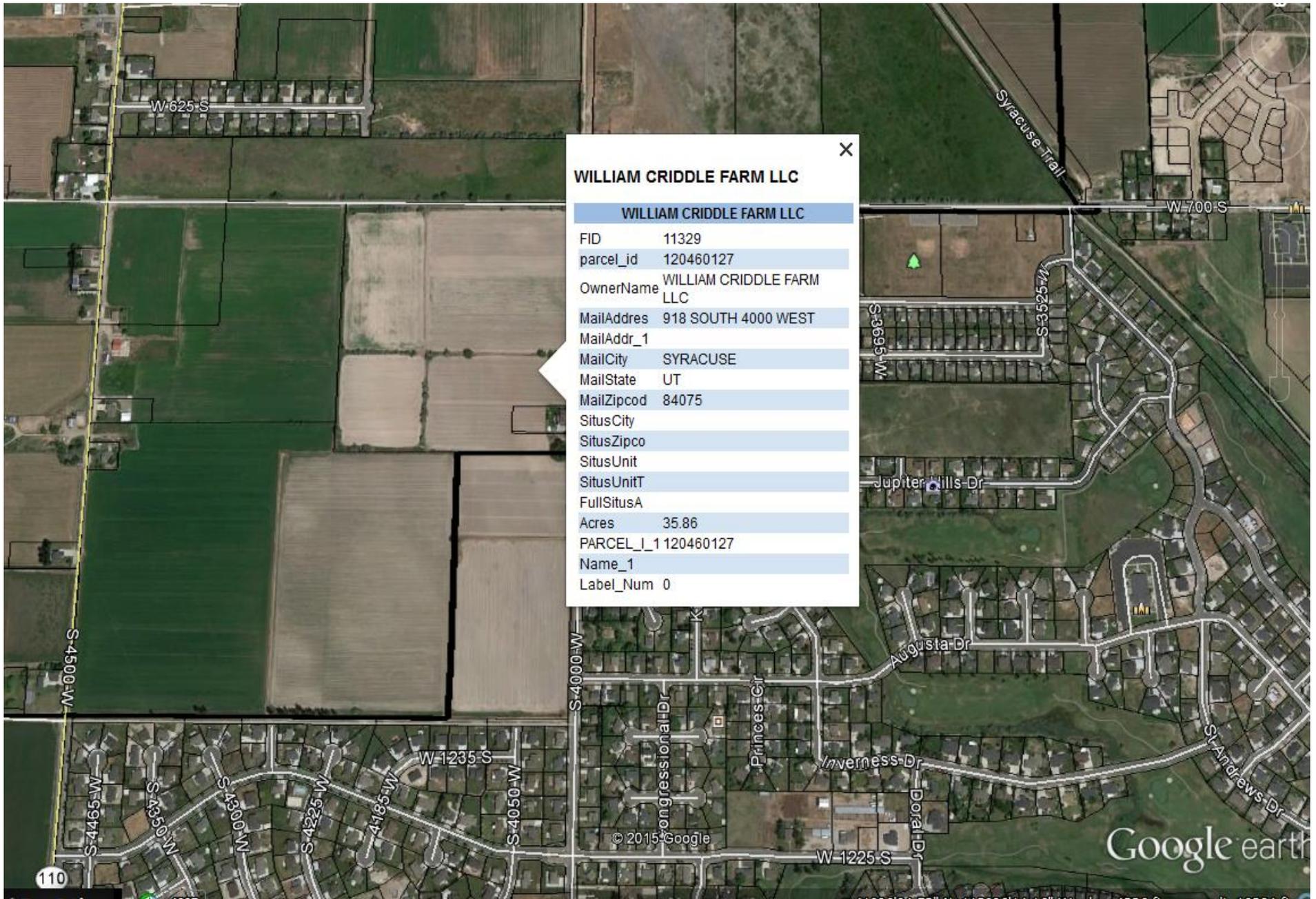
- Aerial
- Zoning Map
- Ordinance

#### Planning Commission Recommendation

The Planning Commission moved to recommend approval on January 5, 2016, to rezone the property located at 4500 W 1400 S from A-1 Agriculture to R-1 Residential, subject to all applicable requirements of the City's municipal codes, with a unanimous vote.

**WILLIAM CRIDDLE FARM LLC**

| WILLIAM CRIDDLE FARM LLC |                          |
|--------------------------|--------------------------|
| FID                      | 11329                    |
| parcel_id                | 120460127                |
| OwnerName                | WILLIAM CRIDDLE FARM LLC |
| MailAddress              | 918 SOUTH 4000 WEST      |
| MailAddr_1               |                          |
| MailCity                 | SYRACUSE                 |
| MailState                | UT                       |
| MailZipcod               | 84075                    |
| SitusCity                |                          |
| SitusZipco               |                          |
| SitusUnit                |                          |
| SitusUnitT               |                          |
| FullSitusA               |                          |
| Acres                    | 35.86                    |
| PARCEL_1_1               | 120460127                |
| Name_1                   |                          |
| Label_Num                | 0                        |



**ORDINANCE NO. 2016-01**

**AN ORDINANCE AMENDING THE EXISTING ZONING MAP OF TITLE X, "SYRACUSE CITY ZONING ORDINANCE", REVISED ORDINANCES OF SYRACUSE, 1971, BY CHANGING FROM (A-1) AGRICULTURE TO RESIDENTIAL (R-1) ZONE ON THE PARCEL(S) OF REAL PROPERTY HEREIN DESCRIBED.**

**WHEREAS**, the City has adopted a Zoning Ordinance to regulate land use and development within the corporate boundaries of the City; and

**WHEREAS**, Chapter Four of the Ordinance authorizes the City Council to amend the number, shape, boundaries, or any area of any zone; and

**WHEREAS**, a request for rezone has been made; the same has been recommended for approval by the Planning Commission; and a public hearing has been held with the proper notice having been given 10-days prior to the hearing date;

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

**SECTION 1:** That the following described real parcels of property in Agriculture (A-1) Zone as shown on a zoning map are hereby amended to Residential (R-1) Zone accordingly:

**Deed Description**

**Legal Description:**

**BEG ON THE R/W LINE OF A STR AT A PT N 89°50'18" W 33 FT ALG THE SEC LINE & N 0°14'47" E 368.00 FT FR THE S 1/4 COR OF SEC 7-T4N-R2W, SLM; & RUN TH N 0°14'47" W 817.17 FT; TH S 89°07'37" W 594.07 FT ALG THE CENTER OF A CONCRETE LINED DITCH; TH N 11°52'44" W 246.05 FT; TH N 12°01'46" W 385.95 FT; TH N 8°33'52" W 160.08 FT; TH N 10°11'57" W 188.21 FT; TH N 10°01'47" W 486.51 FT TO AN OLD FENCE LINE; TH N 88°36'45" W 417.71 FT ALG SD FENCE TO A PT ON THE W LINE OF THE NE 1/4 OF THE SW 1/4 OF SD SEC; TH N TO THE NW COR OF THE NE 1/4 OF THE SW 1/4 OF SD SEC; TH N 1310.01 FT; TH E 9.4 FT; TH S 1310.01 FT, M/L, TO A PT 2690.7 FT N OF THE S LINE OF THE SEC; TH E 1331.10 FT; TH S 2322.7 FT; TH W 33.00 FT TO THE POB. CONT. 27.939 ACRES**

Said property is located at approximately 4500 W 1400 S, Syracuse.  
Parcel(s) #120460117

**SECTION 2: Effective Date.** This Ordinance shall become effective immediately upon publication or posting.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 12<sup>th</sup> DAY OF JANUARY, 2016.**

**SYRACUSE CITY**

ATTEST:

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

\_\_\_\_\_  
Mayor Terry Palmer

Voting by the City Council:

|                        | “AYE” | “NAY” |
|------------------------|-------|-------|
| Councilmember Anderson | _____ | _____ |
| Councilmember Bolduc   | _____ | _____ |
| Councilmember Gailey   | _____ | _____ |
| Councilmember Lisonbee | _____ | _____ |
| Councilmember Maughan  | _____ | _____ |





# CITY COUNCIL AGENDA January 12, 2016

## **Agenda Item #10      Rezone - Bankhead Farms property 1000 W 3700 S**

### **Factual Summation**

Please review the following information. Any questions regarding this agenda item may be directed at Brigham Mellor, CED Director.

|                          |                               |
|--------------------------|-------------------------------|
| <b>Location:</b>         | 1000 W 3700 S                 |
| <b>Current Zoning:</b>   | A-1/Industrial                |
| <b>Requested Zoning:</b> | Industrial/General Commercial |
| <b>General Plan:</b>     | General Commercial/Industrial |
| <b>Total Area:</b>       | 19.47 Acres                   |

### **Summary**

The applicant would like to rezone the current zoning from A-1 Agriculture/Industrial to Industrial/ General Commercial which is in line with the General Plan Map. This would allow for future development of the property. The applicant stated this plan has been in process for over 10 years.

### **Attachments**

- Aerial
- Zoning Map
- Legal Description

### **Planning Commission Recommendation**

The Planning Commission moved to recommend approval on January 5, 2016, to rezone the property located at 1000 W S 3700 S from A-1 Agriculture and Industrial to General Commercial and Industrial, subject to all applicable requirements of the City's municipal codes, with a unanimous vote.

**ORDINANCE NO. 2016-02**

**AN ORDINANCE AMENDING THE EXISTING ZONING MAP OF TITLE X, "SYRACUSE CITY ZONING ORDINANCE", REVISED ORDINANCES OF SYRACUSE, 1971, BY CHANGING FROM (A-1) AGRICULTURE AND INDUSTRIAL TO GENERAL COMMERCIAL (G-C) AND INDUSTRIAL ZONE ON THE PARCEL(S) OF REAL PROPERTY HEREIN DESCRIBED.**

**WHEREAS**, the City has adopted a Zoning Ordinance to regulate land use and development within the corporate boundaries of the City; and

**WHEREAS**, Chapter Four of the Ordinance authorizes the City Council to amend the number, shape, boundaries, or any area of any zone; and

**WHEREAS**, a request for rezone has been made; the same has been recommended for approval by the Planning Commission; and a public hearing has been held with the proper notice having been given 10-days prior to the hearing date;

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

**SECTION 1:** That the following described real parcels of property in Agriculture (A-1) and Industrial Zone as shown on a zoning map are hereby amended to General Commercial (G-C) and Industrial Zone accordingly:

**Deed Description**

**Legal Description:**

**General Commercial Zone**

**Beginning at point on the south line of Gentile Street, said point being South 89°53'55" East 333.00 feet along the section line and South 0°14'50" West 33.00 feet from the Northwest Corner of Section 26, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running;**

**Thence South 89°53'55" East 330.00 feet along the south line of Gentile Street;**

**Thence South 0°14'50" West 330.00 feet;**

**Thence North 89°53'55" West 330.00 feet;**

**Thence North 0°14'50" East 675.50 feet to the point of beginning.**

**Contains 212,009 square feet, 4.867 acres**

Parcel(s) #12-111-0141

**Industrial Zone**

**Beginning at point South 89°53'55" East 330.00 feet along the section line and South 0°14'50" West 675.50 feet from the Northwest Corner of Section 26, Township 4, North, Range 2 West, Salt Lake Base and Meridian, and running;**

**Thence South 89°53'55" East 330.00 feet;**

**Thence South 0°14'50" West 1960.50 feet;**

**Thence North 89°51'40" West 330.00 feet;**

**Thence North 0°14'50" East 1960.27 feet to the point of beginning.**

**Contains 646,925 square feet, 14.851 acres.**

**Part of Parcels (s)**

Parcel(s) #12-111-0141 and #12-111-0116

Said property is located at approximately 1000 W 3700 S, Syracuse.

**SECTION 2: Effective Date.** This Ordinance shall become effective immediately upon publication or posting.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 12<sup>th</sup> DAY OF JANUARY, 2016.**

**SYRACUSE CITY**

ATTEST:

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

\_\_\_\_\_  
Mayor Terry Palmer

Voting by the City Council:

|                        | “AYE” | “NAY” |
|------------------------|-------|-------|
| Councilmember Anderson | _____ | _____ |
| Councilmember Bolduc   | _____ | _____ |
| Councilmember Gailey   | _____ | _____ |
| Councilmember Lisonbee | _____ | _____ |
| Councilmember Maughan  | _____ | _____ |

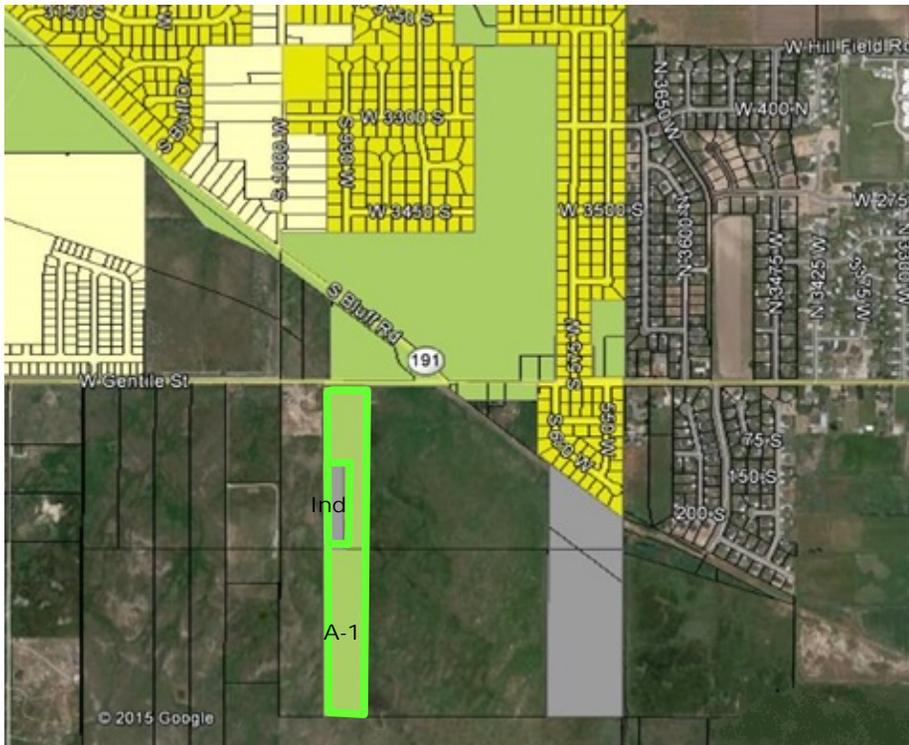


# Rezone A-1/Industrial to Industrial/General Commercial 1000 W 3700 S Bankhead Farms



Current Zoning A-1/Industrial

Proposed Zoning Industrial/General Commercial

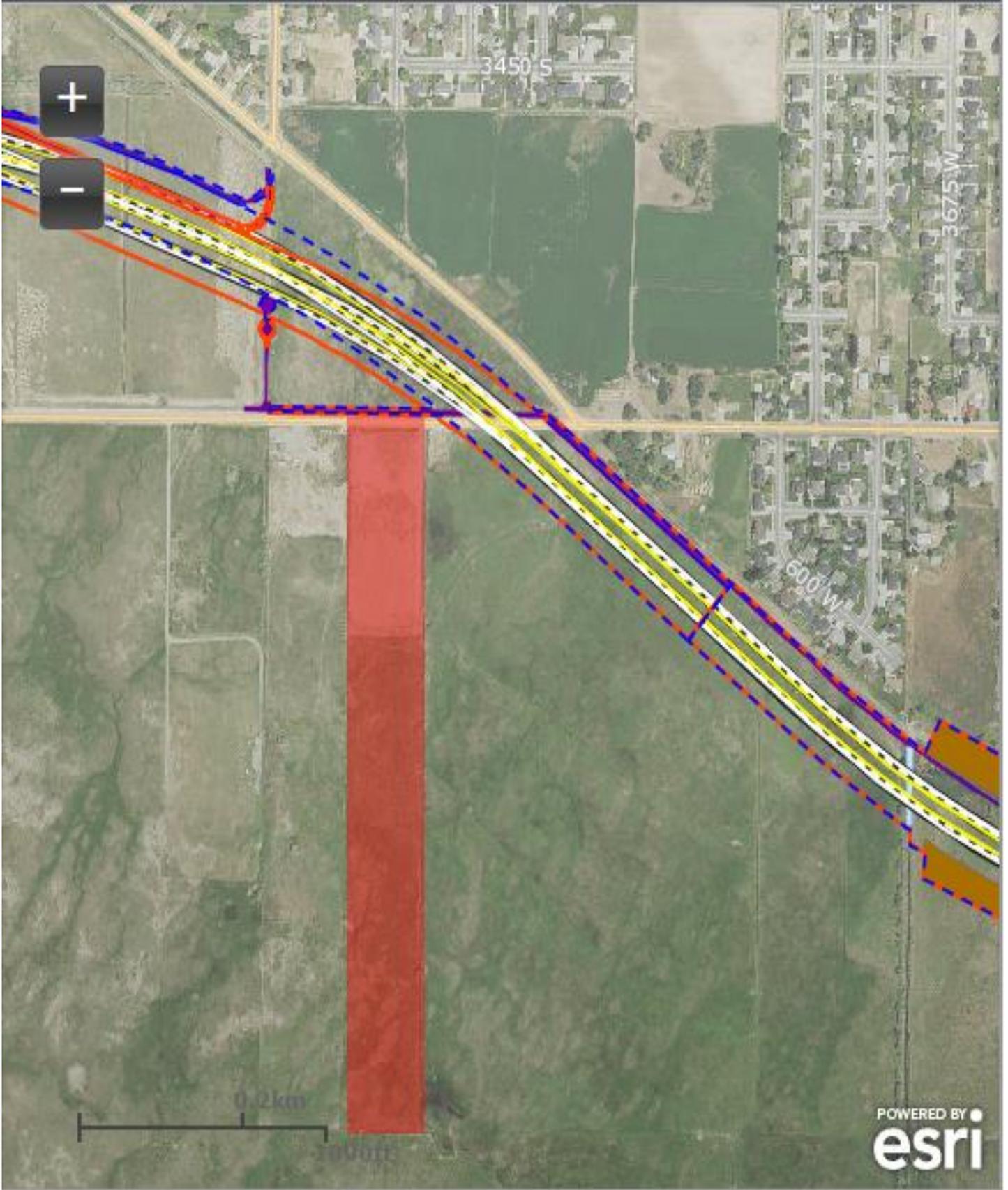


|  |                                         |  |                          |
|--|-----------------------------------------|--|--------------------------|
|  | Agriculture A-1 (.5 dwellings per acre) |  | General Commercial Zone  |
|  | R-1 (2.3 dwellings per acre)            |  | Business Park Zone       |
|  | R-2 (3 dwellings per acre)              |  | Industrial Zone          |
|  | R-3 (4 dwellings per acre)              |  | Town Center Overlay Zone |
|  | PRD (6 dwellings per acre)              |  | Sensitive Overlay Zone   |
|  | R-4 (11 dwellings per acre)             |  | RDA & EDA Boundary       |
|  | Neighborhood Services                   |  | Existing Trails          |
|  | Professional Office                     |  | GSL Shorelands Preserve  |

Details

Legend

Find address or place





# CITY COUNCIL AGENDA January 12, 2016

## Agenda Item #11      **Final Subdivision Plan –Piper Glen**

### **Factual Summation**

|            |                   |
|------------|-------------------|
| Zone:      | R-2 Residential   |
| Applicant: | Compass Group LLC |
| Acreage    | 3.503             |
| Lots:      | 9                 |

### **Public Meeting Outline**

|                            |                   |
|----------------------------|-------------------|
| Rezone Approval            |                   |
| Planning Commission        | February 18, 2014 |
| City Council               | March 11, 2014    |
| Concept Plan Staff Meeting | March 18, 2015    |
| Preliminary Plan Approval  |                   |
| Planning Commission        | April 1, 2014     |
| Final Plan Approval        |                   |
| Planning Commission        | May 6, 2014       |
| City Council               | May 13, 2014      |
| Final Plan Extension       | April 21, 2015    |

### **Background**

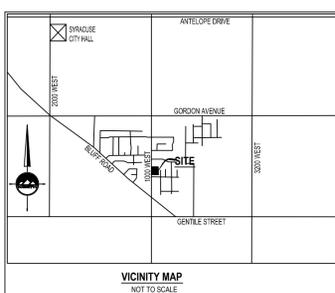
The Piper Glen Subdivision was granted an extension on April 21, 2015 giving the developer until November 13, 2015. At such time, subsequent action by the developer to proceed with off-site construction did not occur within the 18-month extended period following initial approval. The plat and construction drawings must be resubmitted and become subject to reapproval under the latest City ordinances and specifications. Currently there are no changes to the application as it still meets the current specifications of city code. Due to the fact that there were no changes to the plans the developer is requesting a waiver for the final application fees,.

### **Attachments**

- Aerial
- Final Plan
- Staff Reviews

### **Planning Commission Recommendation**

The Planning Commission moved to recommend approval on January 5, 2016, for the final subdivision approval of Piper Glen, located at 1000 W 3231 S, subject to all applicable requirements of the City's municipal codes, with a unanimous vote.



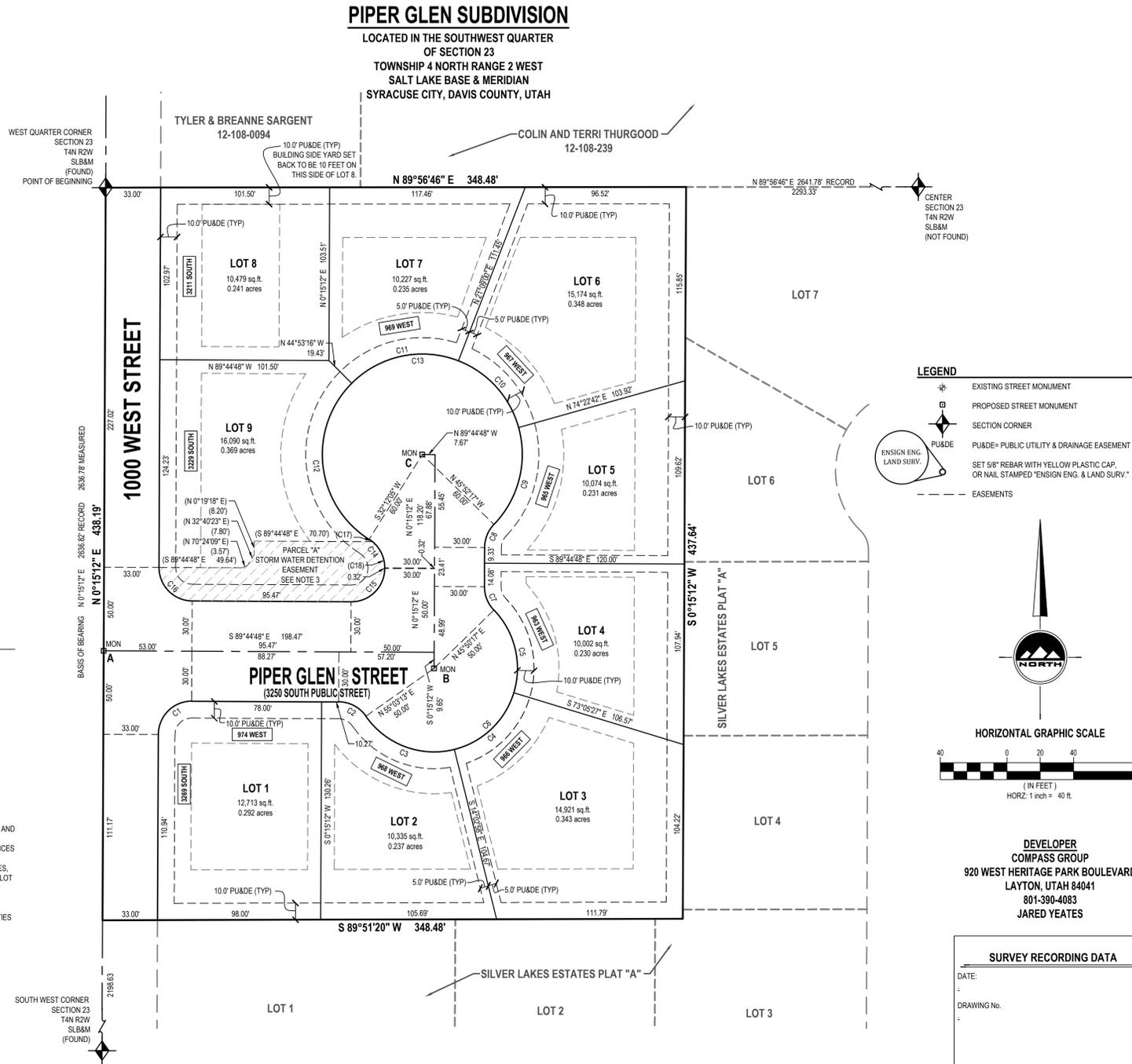
| CURVE TABLE |        |         |            |             |        |
|-------------|--------|---------|------------|-------------|--------|
| CURVE       | RADIUS | LENGTH  | DELTA      | BEARING     | CHORD  |
| C1          | 20.00' | 31.42'  | 90°00'00"  | S45°15'12"W | 28.28' |
| C2          | 20.00' | 19.13'  | 54°48'01"  | N62°20'48"W | 18.41' |
| C3          | 50.00' | 60.30'  | 69°06'11"  | S69°29'53"E | 56.71' |
| C4          | 50.00' | 51.52'  | 59°02'21"  | N46°25'47"E | 49.27' |
| C5          | 50.00' | 53.29'  | 61°04'16"  | N13°37'35"W | 50.81' |
| C6          | 50.00' | 165.12' | 189°12'56" | N50°26'45"E | 99.68' |
| C7          | 20.00' | 15.50'  | 44°24'55"  | S21°57'16"E | 15.12' |
| C8          | 20.00' | 15.32'  | 43°52'31"  | S22°11'27"W | 14.94' |
| C9          | 60.00' | 62.57'  | 59°45'01"  | N14°15'12"E | 59.77' |
| C10         | 60.00' | 55.74'  | 53°13'42"  | N42°14'09"W | 53.76' |
| C11         | 60.00' | 69.15'  | 66°02'16"  | S78°07'52"W | 65.39' |
| C12         | 60.00' | 107.77' | 102°54'39" | S6°20'36"E  | 93.85' |
| C13         | 60.00' | 295.23' | 281°55'38" | S83°09'54"W | 75.58' |
| C14         | 20.00' | 20.26'  | 58°03'07"  | N28°46'22"W | 19.41' |
| C15         | 20.00' | 31.42'  | 90°00'00"  | N45°15'12"E | 28.28' |
| C16         | 20.00' | 31.42'  | 90°00'00"  | S44°44'48"E | 28.28' |
| C17         | 20.00' | 2.24'   | 6°25'49"   | N54°35'00"W | 2.24'  |
| C18         | 20.00' | 18.02'  | 51°37'18"  | S25°33'27"E | 17.42' |

**GENERAL NOTES:**

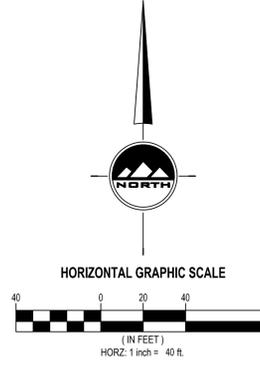
- PROPERTY IS ZONED R-3.
  - FRONT YARD SETBACK IS 25'
  - REAR YARD SETBACK IS 30'
  - SIDE YARD SETBACK IS 8'
  - CORNER LOT SIDE YARD SETBACK IS 20'
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 5' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
- PARCEL "A" IS A STORM WATER DETENTION EASEMENT DEFINED BY BEARINGS AND DISTANCES ON THE PLAT OVER LOT 9 IN FAVOR OF SYRACUSE CITY FOR DETENTION OF STORM WATER FROM THE PUBLIC STREET. A DETENTION BASIN MAINTENANCE AGREEMENT WITH THE OWNER OF LOT 9 AND SYRACUSE CITY WILL BE REQUIRED AND EXECUTED. CONTAINS 3,745 SQUARE FEET, 0.087 ACRES.

NOTE:  
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

| MONUMENT TABLE |               |          |
|----------------|---------------|----------|
| MONUMENT       | BEARING       | DISTANCE |
| A              | N 86°57'47" W | 198.71'  |
| B              | N 3°10'44" W  | 128.08'  |
| C              |               |          |



- LEGEND**
- EXISTING STREET MONUMENT
  - PROPOSED STREET MONUMENT
  - SECTION CORNER
  - PU&DE = PUBLIC UTILITY & DRAINAGE EASEMENT
  - SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED 'ENSGN ENG. & LAND SURV.'
  - EASEMENTS



**DEVELOPER**  
COMPASS GROUP  
920 WEST HERITAGE PARK BOULEVARD  
LAYTON, UTAH 84041  
801-390-4083  
JARED YEATES

**SURVEY RECORDING DATA**

DATE: \_\_\_\_\_  
DRAWING No. \_\_\_\_\_

**PIPER GLEN SUBDIVISION**

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23 TOWNSHIP 4 NORTH RANGE 2 WEST SALT LAKE BASE & MERIDIAN SYRACUSE CITY, DAVIS COUNTY, UTAH

**SURVEYOR'S CERTIFICATE**

I, KEITH R. RUSSELL, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 164386 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as PIPER GLEN SUBDIVISION and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

**BOUNDARY DESCRIPTION**

Beginning at the West Quarter Corner of Section 23, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running:  
Thence North 89°56'46" East 348.48 feet along the quarter section line to the Northwest Corner of Lot 7, Silver Lake Estates Subdivision Plat "A";  
Thence South 0°15'12" West 437.64 feet along the west line of Lots 7, 6, 5, 4 and 3 to an interior corner of Lot 3, Silver Lake Estates Subdivision Plat "A";  
Thence South 89°51'20" West 348.48 feet along the north line of Lots 3, 2 and 1, and beyond to the Northwest Corner of Silver Lake Estates Subdivision Plat "A", being on the section line;  
Thence North 0°15'12" East 438.19 feet along the section line to the point of beginning.  
Contains 152,603 square feet, 3.503 acres, 9 lots.

5-2-14  
Date

Keith R. Russell  
Keith R. Russell  
License no. 164386



**OWNER'S DEDICATION**

Known all men by these presents that I / we, the under-signed owner (s) of the above described tract of land, having caused same to be subdivided, hereinafter known as /

**PIPER GLEN SUBDIVISION**

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. In witness whereof I / we have hereunto set our hand (s) this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_.

By: \_\_\_\_\_  
By: \_\_\_\_\_

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

STATE OF UTAH  
County of Davis  
J.S.S.  
On the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, personally appeared before me, the undersigned Notary Public, in and for said County of \_\_\_\_\_ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the \_\_\_\_\_ of \_\_\_\_\_ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC RESIDING IN \_\_\_\_\_ COUNTY.

**INDIVIDUAL ACKNOWLEDGMENT**

STATE OF UTAH  
County of Davis  
J.S.S.  
On the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, personally appeared before me, the undersigned Notary Public, in and for said County of \_\_\_\_\_ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, \_\_\_\_\_ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC RESIDING IN \_\_\_\_\_ COUNTY.

**PIPER GLEN SUBDIVISION**

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23 TOWNSHIP 4 NORTH RANGE 2 WEST SALT LAKE BASE & MERIDIAN SYRACUSE CITY, DAVIS COUNTY, UTAH

**DAVIS COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_ FILED FOR RECORD AND RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS PAGE \_\_\_\_\_

DAVIS COUNTY RECORDER

BY \_\_\_\_\_ DEPUTY RECORDER

**SHEET 1 OF 1**

PROJECT NUMBER: L2150  
MANAGER: C PRESTON  
DRAWN BY: A SHELBY  
CHECKED BY: K RUSSELL  
DATE: 5/2/14



LAYTON  
1485 West Hillfield Rd.  
Suite 204  
Layton UT 84041  
Phone: 801.547.1100  
Fax: 801.593.6315  
WWW.ENSGNUTAH.COM

SALT LAKE CITY  
Phone: 801.255.0529  
TOOELE  
Phone: 435.843.3590  
CEDAR CITY  
Phone: 435.865.1453  
RICHFIELD  
Phone: 435.590.0187

**CITY ATTORNEY'S APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY THE SYRACUSE CITY ATTORNEY.

SYRACUSE CITY ATTORNEY

**PLANNING COMMISSION APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY THE SYRACUSE CITY PLANNING COMMISSION.

CHAIRMAN, SYRACUSE CITY PLANNING COMMISSION

**CITY ENGINEER'S APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY SYRACUSE CITY ENGINEER.

SYRACUSE CITY ENGINEER

**CITY COUNCIL APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY THE SYRACUSE CITY COUNCIL.

CITY RECORDER CITY MAYOR

ATTEST:



**Engineer Final Plan Review – Piper Glenn Subdivision  
3250 South Street & 1000 West Street**

*Completed by Brian Bloemen on April 18, 2014*

Below are the engineering comments for the final plan review of the Piper Glenn Subdivision.

Plat:

1. Verify the west boundary distance of the subdivision is correct.

Plans:

2. Run the culinary service for Lot 2 perpendicular off the main.
3. All ADA ramps shall meet current ADA standards. Contact the city prior to pouring any ramps.
4. The City no longer accepts slurry seal. A high density mineral bond seal must be used.
5. Sewer covers shall be vented and stamped sewer.
6. Utilities shall be run in the City's standard location. The utilities shall to be run in the same alignments and shall not switch sides of the street.
7. Basements will not be permitted for any lot not connected to a land drain.
8. Storm drain boxes shall meet City standards not the APWA Standard Plans.
9. Move the secondary main as far away from the sewer line as you can get it.

If you have any further comments or questions please feel free to contact me at 801-614-9682.

Sincerely,

Robert Whiteley  
Public Works Director



TO: Community Development, Attention: Jenny Schow  
FROM: Jo Hamblin, Fire Marshal  
RE: Piper Glenn Subdivision Final

DATE: April 23, 2014

I have reviewed the plan submitted on April 11, 2014 for the above referenced project. The Fire Prevention Division of this department has the following comments/concerns.

1. The minimum fire flow requirement is 1000 gallons per minute for 60 consecutive minutes for residential one and two family dwellings. Fire flow requirements may be increased for residential one and two family dwellings with a building footprint equal to or greater than 3,600 square feet or for buildings other than one and two family dwellings. Provide documentation that the fire flow has been confirmed through the Syracuse City Engineering Division, Water Model.
2. Prior to beginning construction of any buildings, a fire flow test of the new hydrants shall be conducted to verify the actual fire flow for this project. The Fire Prevention Division of this department shall witness this test and shall be notified a minimum of 48 hours prior to the test.

These plans have been reviewed for Fire Department requirements only. The Fire Department has no concerns regarding fire protection or access, as long as the developer complies with the requirements listed above. Other departments must review these plans and will have their requirements. This review by the Fire Department must not be construed as final approval from Syracuse City.

Sincerely,

Jo Hamblin  
Deputy Chief/ Fire Marshal  
Syracuse City Fire Department

---

1869 South 3000 West, Syracuse, Utah 84075  
801-614-9614 (Station)  
801-776-1976 (Fax)



**SYRACUSE**  
EST. CITY 1935

## Subdivision Final Plan Review

**Subdivision:** Piper Glen

**Date:** 4-18-14

**Completed By:** Jenny Schow, City Planner

| <b>8-6-010: Final Plat:</b> |                                                                                                                                                                                                                        | <b>Planning Staff Review:</b>                                                            |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| 1.                          | Proposed name of subdivision (to be approved by Planning Commission and County Recorder).                                                                                                                              | Yes                                                                                      |
| 2.                          | Accurate angular and linear dimensions for all lines, angles and curves used to describe boundaries, streets, easements, areas reserved for public use, etc.                                                           | Yes                                                                                      |
| 3.                          | Identification system for lots, blocks, and names of streets. Lot lines show dimensions in feet and hundredths.                                                                                                        | Yes                                                                                      |
| 4.                          | Street addresses shown for each lot as assigned by the City.                                                                                                                                                           | Yes                                                                                      |
| 5.                          | True angles and distances to nearest street lines or official monuments as accurately described and shown by appropriate symbol.                                                                                       | Yes                                                                                      |
| 6.                          | Radii, internal angles, points and curvatures, tangent bearings and the length of all arcs.                                                                                                                            | Yes                                                                                      |
| 7.                          | Accurate location of all monuments to be Installed, shown by appropriate symbol.                                                                                                                                       | Yes                                                                                      |
| 8.                          | Dedication to City of all streets, highways and other public uses and easements included in the proposed subdivision.                                                                                                  | Yes                                                                                      |
| 9.                          | Street monuments shown on Final Plat as approved by City Engineer.                                                                                                                                                     | Yes                                                                                      |
| 10.                         | Pipes or other iron markers shown on the plat.                                                                                                                                                                         | Refer to City Engineer                                                                   |
| 11.                         | Accurate outlines and dimensions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and any areas to be reserved by deed or covenant for common use of all property owners. | N/A                                                                                      |
| 12.                         | All boundary, lot and other geometrics (bearings, distances, curve data etc.) on Final Plat accurate to not less than one part in five thousand (1/5000).                                                              | Refer to City Engineer                                                                   |
| 13.                         | Location, function, ownership and manner of maintenance of common open space not reserved or dedicated for public use.                                                                                                 | Maintenance Agreement for Parcel A, Storm Detention will be required prior to recording. |
| 14.                         | Legal boundary description of the subdivision and acreage included.                                                                                                                                                    | Yes                                                                                      |
| 15.                         | Current inset City map showing location of subdivision.                                                                                                                                                                | Yes                                                                                      |
| 16.                         | Standard signatures forms/boxes reflected on the Final Plat as designated by City Code                                                                                                                                 | Yes                                                                                      |

|                                        |                            |
|----------------------------------------|----------------------------|
| <b>8-6-020: Final Plan and Profile</b> | <b>See Engineer Review</b> |
|----------------------------------------|----------------------------|

|              |      |
|--------------|------|
| <b>Other</b> |      |
| 1.           | None |

|                                                                     |                                                                   |
|---------------------------------------------------------------------|-------------------------------------------------------------------|
| <b>Conditional Items of Final Plan Approval for Preconstruction</b> |                                                                   |
| 1.                                                                  | Construction Drawing Prints and PDF files                         |
| 2.                                                                  | Schedule a preconstruction meeting                                |
| 3.                                                                  | Bond estimate using the City template                             |
| 4.                                                                  | Final Inspection Fees as calculated in the approved bond estimate |
| 5.                                                                  | Offsite Improvement Agreement                                     |
| 6.                                                                  | BMP Facilities Maintenance Agreement (Parcel A)                   |
| 7.                                                                  | Streetlight Agreement                                             |
| 8.                                                                  | SWPPP NOI                                                         |
| 9.                                                                  | SWPPP City Permit                                                 |

|                                                               |                                                                                                       |
|---------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| <b>Conditional Items of Final Plan Approval for Recording</b> |                                                                                                       |
| 1.                                                            | Escrow Agreement                                                                                      |
| 2.                                                            | Water Shares                                                                                          |
| 3.                                                            | Title Report - must be dated within 30 days or recording                                              |
| 4.                                                            | Recording fees: \$37/page +\$1/lot and any common space as well as \$1/land-owner signatures over two |



# Rezone, Matt Yeates, Compass Group 3231 S 1000 W





# CITY COUNCIL

## AGENDA

January 12, 2015

### Agenda Item #12

### Final Subdivision Plan –The Bluff at Lakeview Farms Phase 2, 3000 W 700 S

#### Factual Summation

|                        |                                                                                                                                                                                                                           |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Zone:                  | R-2 & R-3 Residential                                                                                                                                                                                                     |
| Applicant:             | Lakeview Farm I LLC                                                                                                                                                                                                       |
| Phase Acreage          | 10.442                                                                                                                                                                                                                    |
| Phase 1 Requested Lots | 30                                                                                                                                                                                                                        |
| Total Acreage          | 47.2 acres                                                                                                                                                                                                                |
| Net Developable Acres: | R-2 with 31.10 net developable area<br>Density Allowed 31.10 @ 3.79 lots/acre=117 lots<br>Requested 92 lots<br>R-3 with 15.66 net developable area<br>Density Allowed 15.66 @ 5.44 lots/acre=85 lots<br>Requested 49 lots |

#### Public Meeting Outline

|                                 |                   |
|---------------------------------|-------------------|
| General Plan Amendment Approval |                   |
| Planning Commission             | May 6, 2014       |
| City Council                    | May 13, 2014      |
| Rezoning Approval               |                   |
| Planning Commission             | June 3, 2014      |
| City Council                    | June 10, 2014     |
| Concept Plan Staff Meeting      | January 14, 2015  |
| Preliminary Plan Approval       |                   |
| Planning Commission             | February 17, 2015 |
| City Council                    | March 10, 2015    |

#### Background

The Final Plan for the Bluff at Lakeview Farms includes two zones, R-2 and R-3. The R-3 zone was approved by the Planning Commission and City Council as a buffer to the anticipated West Davis Corridor that may run adjacent to the westerly boundary. The subdivision proposes to develop in 5 phases. The developer has worked with the city engineer to coordinate the road improvements that will be made along both 3000 W and 700 S. Please see staff reviews for further information.

#### Attachments

- Aerial
- Final Plats
- Staff Reviews

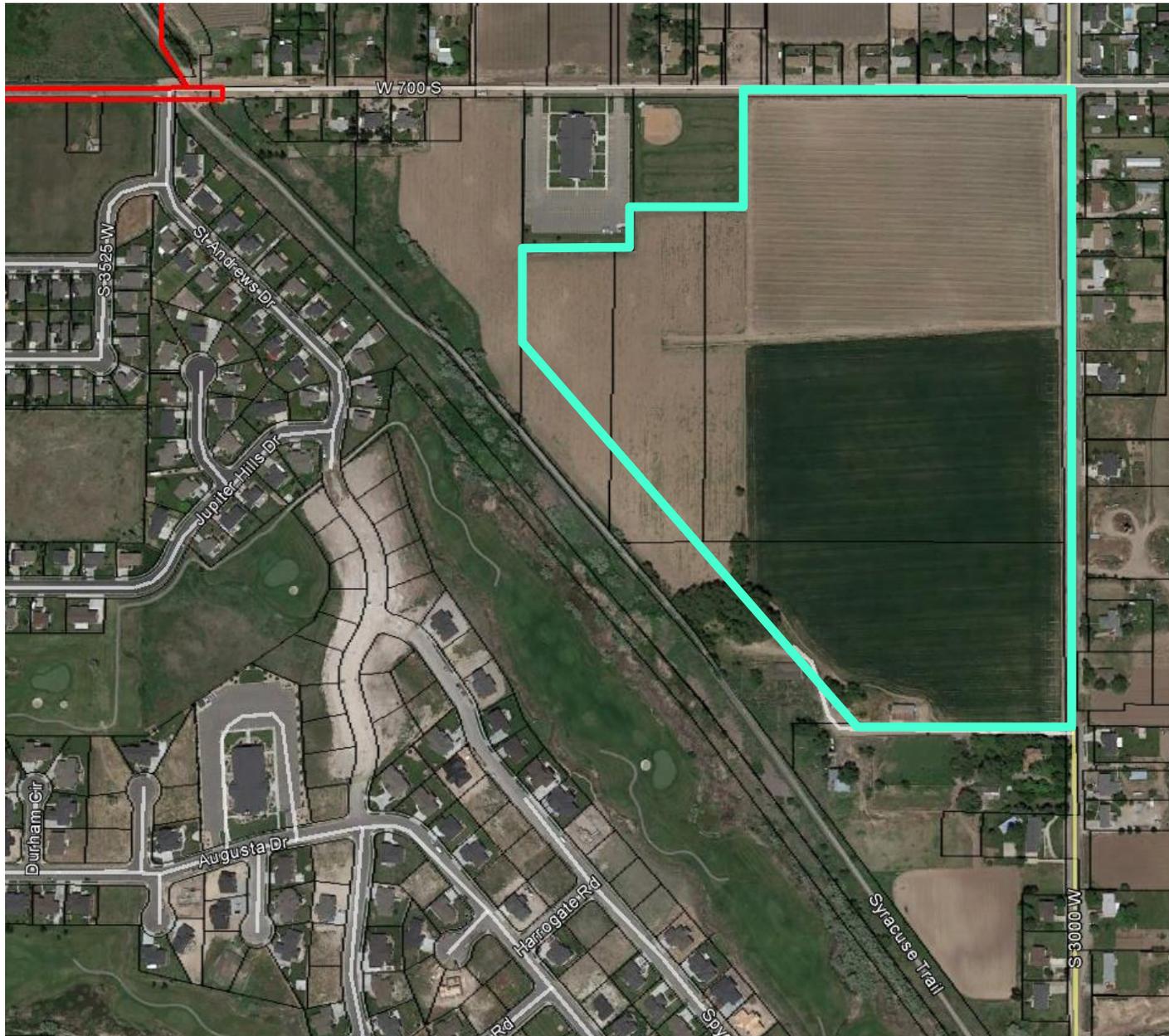
#### Planning Commission Recommendation

The Planning Commission moved to recommend approval on January 5, 2016, for the final subdivision approval for phase 2 and 3 of The Bluff at Lake Farms, located at 3000 W S 700 S, subject to all applicable requirements of the City's municipal codes and that Parcel A on Phase 3 be relocated to the west between parcels 315 and 316, with a unanimous vote.





# Steeds Lakeview Farm 3000 W 700 S



# THE BLUFF AT LAKEVIEW FARMS SUBDIVISION PHASE 2

PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
SYRACUSE CITY, DAVIS COUNTY, UTAH  
AUGUST, 2015



**VICINITY MAP**  
SCALE: NONE

## BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; DESCRIBED AS FOLLOWS:

BEGINNING AT THE A POINT ON THE SOUTH RIGHT OF WAY LINE OF 700 SOUTH STREET, SAID POINT BEING N89°53'03"W ALONG THE SECTION LINE, 675.71 FEET AND S00°06'57"W 33.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 8; THENCE S89°53'03"E ALONG SAID SOUTH RIGHT OF WAY LINE, 642.64 FEET TO THE WEST RIGHT OF WAY LINE OF 3000 WEST STREET; THENCE S00°14'37"W ALONG SAID WEST RIGHT OF WAY LINE, 946.55 FEET; THENCE N89°45'23"W 117.84 FEET; THENCE S68°04'23"W 64.79 FEET; THENCE N89°53'03"W 94.51 FEET; THENCE N00°06'57"E 117.65 FEET; THENCE N26°19'32"W 67.01 FEET; THENCE N00°14'37"E 95.00 FEET; THENCE N89°53'03"W 309.70 FEET TO THE EAST LINE OF THE BLUFF AT LAKEVIEW FARMS SUBDIVISION PHASE 1; THENCE ALONG SAID EAST LINE THE FOLLOWING THREE (3) COURSES: (1) N00°14'37"E 520.00 FEET; (2) N26°24'55"W 67.06 FEET; (3) N00°06'57"E 117.95 FEET TO THE SOUTH RIGHT OF WAY LINE OF 700 SOUTH STREET AND THE POINT OF BEGINNING.

CONTAINING 506,290 SQUARE FEET OR 11.623 ACRES

## CURVE TABLE

| #   | RADIUS  | ARC LENGTH | CHD LENGTH | TANGENT | CHD BEARING | DELTA     |
|-----|---------|------------|------------|---------|-------------|-----------|
| C1  | 20.00'  | 31.46'     | 28.32'     | 20.04'  | N44°49'13"W | 90°07'40" |
| C2  | 20.00'  | 31.37'     | 28.25'     | 19.96'  | S45°10'47"W | 89°52'20" |
| C3  | 25.00'  | 12.25'     | 12.13'     | 6.25'   | N76°04'47"E | 28°04'21" |
| C4  | 60.00'  | 69.72'     | 65.86'     | 39.40'  | N84°40'02"W | 66°34'44" |
| C5  | 60.00'  | 69.11'     | 65.35'     | 38.96'  | N18°22'57"W | 65°59'26" |
| C6  | 60.00'  | 15.08'     | 15.04'     | 7.58'   | S21°48'51"W | 14°24'11" |
| C7  | 25.00'  | 12.55'     | 12.42'     | 6.41'   | N14°37'47"E | 28°46'20" |
| C8  | 20.00'  | 31.46'     | 28.32'     | 20.04'  | S44°49'13"W | 90°07'40" |
| C9  | 61.00'  | 16.31'     | 16.26'     | 8.21'   | N54°19'30"W | 15°19'22" |
| C10 | 76.00'  | 49.97'     | 49.08'     | 25.93'  | N27°45'23"W | 37°40'22" |
| C11 | 566.49' | 85.99'     | 85.51'     | 42.88'  | N04°37'56"W | 8°39'25"  |
| C12 | 20.00'  | 31.37'     | 28.25'     | 19.96'  | S45°10'47"W | 89°52'20" |
| C13 | 20.00'  | 31.46'     | 28.32'     | 20.04'  | N44°49'13"W | 90°07'40" |
| C14 | 20.00'  | 31.37'     | 28.25'     | 19.96'  | S45°10'47"E | 89°52'20" |
| C15 | 20.00'  | 31.46'     | 28.32'     | 20.04'  | N44°49'13"W | 90°07'40" |
| C16 | 20.00'  | 31.37'     | 28.25'     | 19.96'  | S45°10'47"W | 89°52'20" |
| C17 | 20.00'  | 31.46'     | 28.32'     | 20.04'  | S44°49'13"E | 90°07'40" |

## LEGEND

- = SECTION CORNER
- = SET STREET MONUMENT
- = FOUND REBAR & CAP MARKED "REEVE & ASSOCIATES"
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = PUBLIC UTILITY EASEMENT
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = ROAD CENTERLINE
- = SECTION TIE LINE
- = ROAD DEDICATION

## QUESTAR

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY QUESTAR.

## CENTURYLINK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY CENTURYLINK.

## ROCKY MOUNTAIN POWER

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY ROCKY MOUNTAIN POWER.

## SYRACUSE CITY ATTORNEY

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE SYRACUSE CITY ATTORNEY.

## SYRACUSE CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

## SYRACUSE CITY COUNCIL

PRESENTED TO THE SYRACUSE CITY COUNCIL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

## SYRACUSE CITY PLANNING COMMISSION

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE SYRACUSE CITY PLANNING COMMISSION.

## SYRACUSE CITY ENGINEER

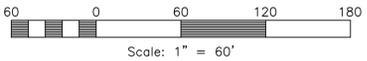
DATE \_\_\_\_\_

## SYRACUSE CITY PLANNING COMMISSION

CHAIRMAN, SYRACUSE CITY PLANNING COMMISSION



NORTHEAST CORNER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. FOUND DAVIS COUNTY BRASS CAP MONUMENT (ELEV. 4272.77)



## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: N89°53'03"W

## NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

## LINE TABLE

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S46°36'01"E | 7.69'    |
| L2   | S46°36'01"E | 14.59'   |
| L3   | N08°57'18"W | 30.26'   |
| L4   | S00°14'37"W | 49.96'   |
| L5   | S00°14'37"W | 50.04'   |

## SURVEYOR'S CERTIFICATE

I, **ROBERT D. KUNZ**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF THE BLUFF AT LAKEVIEW FARMS SUBDIVISION PHASE 2 IN SYRACUSE CITY, DAVIS COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF SYRACUSE CITY, DAVIS COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

150228  
UTAH LICENSE NUMBER  
**ROBERT D. KUNZ**  
REGISTERED LAND SURVEYOR  
STATE OF UTAH

## OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO PRIVATELY OWNED PROPERTY, COMMON AREA, LIMITED COMMON AREA, AND PUBLIC STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT THE BLUFF AT LAKEVIEW FARMS SUBDIVISION PHASE 2, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THESE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT-OF-WAY AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER AND STORM DRAIN EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

## ACKNOWLEDGMENT

STATE OF UTAH )ss.  
COUNTY OF \_\_\_\_\_ )  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_\_ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

## ACKNOWLEDGMENT

STATE OF UTAH )ss.  
COUNTY OF \_\_\_\_\_ )  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_ AND \_\_\_\_\_ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

## PROJECT INFORMATION

Surveyor: **R. KUNZ**  
Designer: **E. ROCHE**  
Begin Date: **08-17-15**  
Project Name: **BLUFF AT LAKEVIEW FARMS PH.2**  
Number: **1714-34**  
Scale: \_\_\_\_\_  
Revision: \_\_\_\_\_  
Page: **1 of 1**

## DAVIS COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR RECORD \_\_\_\_\_  
AND RECORDED, \_\_\_\_\_ AT \_\_\_\_\_  
IN BOOK \_\_\_\_\_ OF \_\_\_\_\_  
THE OFFICIAL RECORDS, PAGE \_\_\_\_\_

RECORDED FOR: \_\_\_\_\_

DAVIS COUNTY RECORDER \_\_\_\_\_ DEPUTY,

## DEVELOPER

LAKEVIEW FARMS 1 LLC.  
ALLAN KARRAS  
2609 NORTH MAIN  
SUNSET, UT, 84015  
(801) 564-0909



# THE BLUFF AT LAKEVIEW FARMS SUBDIVISION PHASE 3

PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
 SYRACUSE CITY, DAVIS COUNTY, UTAH  
 AUGUST, 2015



**VICINITY MAP**  
SCALE: NONE

NORTH QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. FOUND DAVIS COUNTY BRASS CAP MONUMENT (ELEV. 4246.03)

NORTHEAST CORNER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. FOUND DAVIS COUNTY BRASS CAP MONUMENT (ELEV. 4272.77)

N89°53'03"W (BASIS OF BEARINGS) 2658.91' (R) 2658.80' (M)  
 2321.70'

**LINE TABLE**

| LINE BEARING    | DISTANCE |
|-----------------|----------|
| L1 N33°28'53"E  | 31.62    |
| L2 N33°28'53"E  | 31.61    |
| L3 N72°46'00"E  | 31.41    |
| L4 N72°46'00"E  | 31.41    |
| L5 N68°42'41"E  | 32.22    |
| L6 N68°42'41"E  | 32.22    |
| L7 S00°06'57"W  | 55.19    |
| L8 N40°47'51"W  | 41.14    |
| L9 S26°19'37"E  | 33.50    |
| L10 S26°19'37"E | 33.51    |

**NARRATIVE**

THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL BOUNDARY AND REAR LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

**BASIS OF BEARINGS**

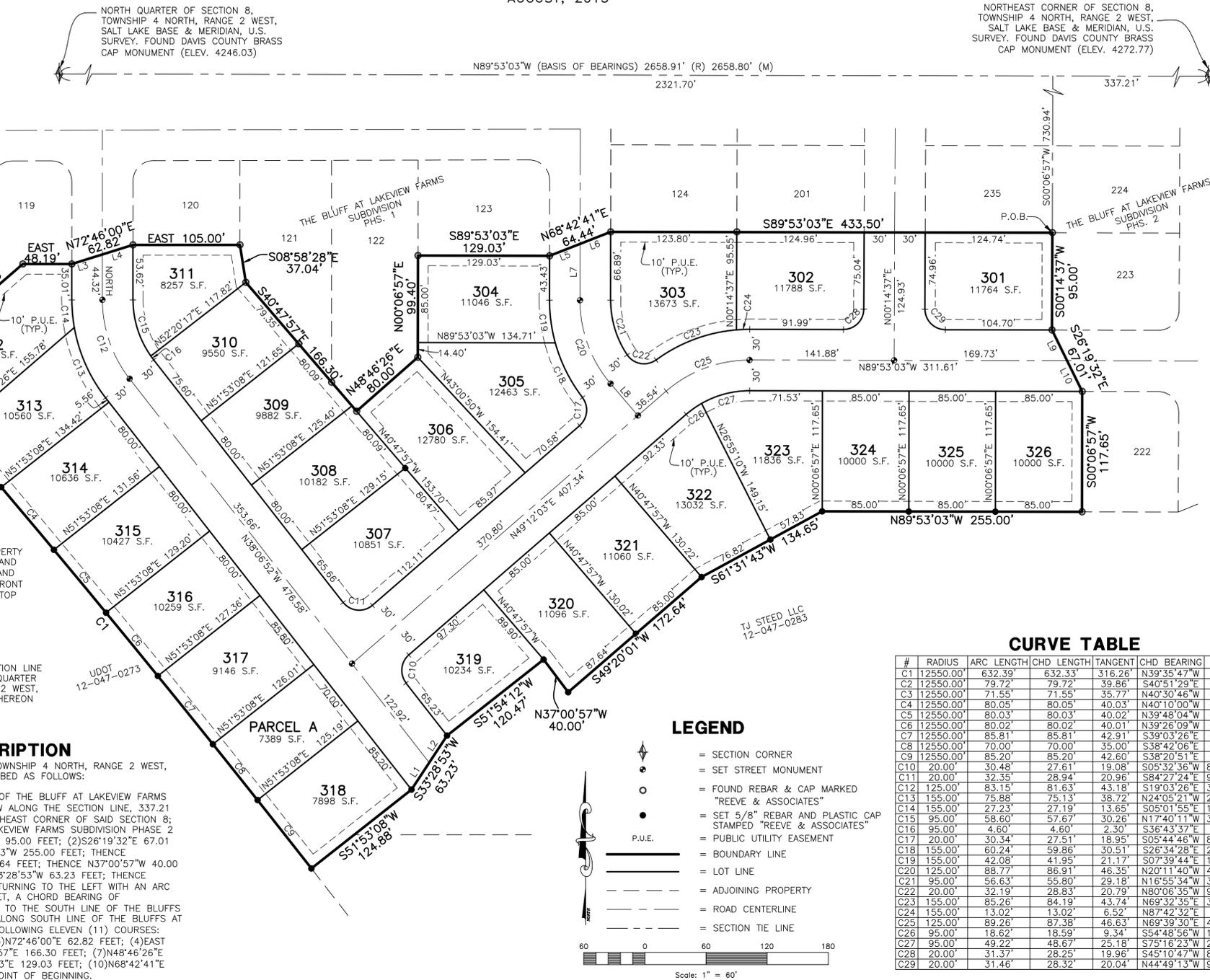
THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: N89°53'03"W

**BOUNDARY DESCRIPTION**

PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 235 OF THE BLUFF AT LAKEVIEW FARMS SUBDIVISION PHASE 2, SAID POINT BEING N89°53'03"W ALONG THE SECTION LINE, 337.21 FEET AND S00°06'57"W 730.94 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 8; THENCE ALONG THE WEST LINE OF THE BLUFF AT LAKEVIEW FARMS SUBDIVISION PHASE 2 THE FOLLOWING THREE (3) COURSES: (1)S00°14'37"W 95.00 FEET; (2)S26°19'32"E 67.01 FEET; (3)S00°06'57"W 117.65 FEET; THENCE N89°53'03"W 255.00 FEET; THENCE S61°31'43"W 134.65 FEET; THENCE S49°20'01"W 172.64 FEET; THENCE N37°00'57"W 40.00 FEET; THENCE S51°54'12"W 120.47 FEET; THENCE S33°28'53"W 63.23 FEET; THENCE S51°53'08"W 124.88 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 632.39 FEET, A RADIUS OF 12550.00 FEET, A CHORD BEARING OF N39°35'47"W, AND A CHORD LENGTH OF 632.33 FEET TO THE SOUTH LINE OF THE BLUFFS AT LAKEVIEW FARMS SUBDIVISION PHASE 1; THENCE ALONG SOUTH LINE OF THE BLUFFS AT LAKEVIEW FARMS SUBDIVISION PHASE 1 AND 2 THE FOLLOWING ELEVEN (11) COURSES: (1)N49°12'03"E 158.15 FEET; (2)EAST 48.19 FEET; (3)N72°46'00"E 62.82 FEET; (4)EAST 105.00 FEET; (5)S08°58'28"E 37.04 FEET; (6)S40°47'57"E 166.30 FEET; (7)N48°46'26"E 80.00 FEET; (8)N00°06'57"E 99.40 FEET; (9)S89°53'03"E 129.03 FEET; (10)N68°42'41"E 64.44 FEET; (11)S89°53'03"E 433.50 FEET TO THE POINT OF BEGINNING.

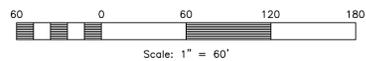
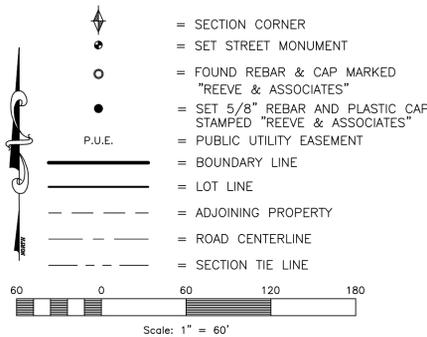
CONTAINING 394,125 SQUARE FEET OR 9.048 ACRES



**CURVE TABLE**

| #   | RADIUS   | ARC LENGTH | CHD LENGTH | TANGENT | CHD BEARING | DELTA     |
|-----|----------|------------|------------|---------|-------------|-----------|
| C1  | 12550.00 | 632.39     | 632.33     | 316.26  | N39°35'47"W | 2°53'14"  |
| C2  | 12550.00 | 79.72      | 79.72      | 39.86   | S40°51'29"E | 0°21'50"  |
| C3  | 12550.00 | 71.55      | 71.55      | 35.77   | N40°30'46"W | 0°19'36"  |
| C4  | 12550.00 | 80.05      | 80.05      | 40.03   | N40°10'00"W | 0°21'56"  |
| C5  | 12550.00 | 80.03      | 80.03      | 40.02   | N39°48'04"W | 0°21'55"  |
| C6  | 12550.00 | 80.02      | 80.02      | 40.01   | N39°26'09"W | 0°21'55"  |
| C7  | 12550.00 | 85.81      | 85.81      | 42.91   | S39°03'26"E | 0°23'30"  |
| C8  | 12550.00 | 70.00      | 70.00      | 35.00   | S38°42'06"E | 0°19'11"  |
| C9  | 12550.00 | 85.20      | 85.20      | 42.60   | S38°20'51"E | 0°23'20"  |
| C10 | 20.00    | 30.48      | 27.61      | 19.08   | S05°32'36"W | 87°18'55" |
| C11 | 20.00    | 32.35      | 28.94      | 20.96   | S84°27'24"E | 92°41'05" |
| C12 | 125.00   | 83.15      | 81.63      | 43.18   | S19°03'26"E | 38°06'52" |
| C13 | 155.00   | 75.88      | 75.13      | 38.72   | N24°05'21"W | 28°03'02" |
| C14 | 155.00   | 27.23      | 27.19      | 13.65   | S05°01'55"E | 10°03'50" |
| C15 | 95.00    | 58.60      | 57.67      | 30.26   | N17°40'11"W | 35°20'22" |
| C16 | 95.00    | 4.60       | 4.60       | 2.30    | S36°43'37"E | 2°46'30"  |
| C17 | 20.00    | 30.34      | 27.51      | 18.95   | S05°44'46"W | 86°54'35" |
| C18 | 155.00   | 60.24      | 59.86      | 30.51   | S26°34'28"E | 22°16'07" |
| C19 | 155.00   | 42.08      | 41.95      | 21.17   | S07°39'44"E | 15°33'21" |
| C20 | 125.00   | 88.77      | 86.91      | 46.35   | N20°11'40"W | 40°41'15" |
| C21 | 95.00    | 56.63      | 55.80      | 29.18   | N16°55'34"W | 34°09'16" |
| C22 | 20.00    | 32.19      | 28.83      | 20.79   | N80°06'35"W | 92°12'48" |
| C23 | 155.00   | 95.26      | 84.19      | 43.74   | N69°32'35"E | 31°31'05" |
| C24 | 155.00   | 13.02      | 13.02      | 6.52    | N87°42'32"E | 4°48'50"  |
| C25 | 125.00   | 89.26      | 87.38      | 46.63   | N69°39'30"E | 40°54'54" |
| C26 | 95.00    | 18.62      | 18.59      | 9.34    | S54°48'56"W | 11°13'45" |
| C27 | 95.00    | 49.22      | 48.67      | 25.18   | S75°16'23"W | 29°41'09" |
| C28 | 20.00    | 31.37      | 28.25      | 19.96   | S45°10'47"W | 89°52'20" |
| C29 | 20.00    | 31.46      | 28.32      | 20.04   | N44°49'13"W | 19°07'40" |

**LEGEND**



**SURVEYOR'S CERTIFICATE**  
 I, **ROBERT D. KUNZ**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF THE BLUFF AT LAKEVIEW FARMS SUBDIVISION PHASE 3 IN SYRACUSE CITY, DAVIS COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF SYRACUSE CITY, DAVIS COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

150228  
 UTAH LICENSE NUMBER **ROBERT D. KUNZ**

REGISTERED LAND SURVEYOR  
 150228-2201  
**ROBERT D. KUNZ**  
 STATE OF UTAH

**OWNERS DEDICATION AND CERTIFICATION**  
 WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO PRIVATELY OWNED PROPERTY, COMMON AREA, LIMITED COMMON AREA, AND PUBLIC STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT THE BLUFF AT LAKEVIEW FARMS SUBDIVISION PHASE 3, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THESE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT-OF-WAY AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER AND STORM DRAIN EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS. PARCEL A IS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION AND IS AS OPEN SPACE.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**ACKNOWLEDGMENT**  
 STATE OF UTAH )ss.  
 COUNTY OF \_\_\_\_\_ )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_\_ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

**ACKNOWLEDGMENT**  
 STATE OF UTAH )ss.  
 COUNTY OF \_\_\_\_\_ )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_ AND \_\_\_\_\_ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

**DEVELOPER**  
 LAKEVIEW FARMS 1 LLC.  
 ALLAN KARRAS  
 2609 NORTH MAIN  
 SUNSET, UT, 84015  
 (801) 564-0909

**SYRACUSE CITY ENGINEER**  
 I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

SYRACUSE CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**SYRACUSE CITY PLANNING COMMISSION**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE SYRACUSE CITY PLANNING COMMISSION.

CHAIRMAN, SYRACUSE CITY PLANNING COMMISSION \_\_\_\_\_

**SYRACUSE CITY COUNCIL**  
 PRESENTED TO THE SYRACUSE CITY COUNCIL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

SYRACUSE CITY MAYOR \_\_\_\_\_ ATTEST: \_\_\_\_\_

**SYRACUSE CITY ATTORNEY**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE SYRACUSE CITY ATTORNEY.

SYRACUSE CITY ATTORNEY \_\_\_\_\_

**ROCKY MOUNTAIN POWER**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY ROCKY MOUNTAIN POWER.

ROCKY MOUNTAIN POWER \_\_\_\_\_

**CENTURYLINK**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY CENTURYLINK.

CENTURYLINK \_\_\_\_\_

**QUESTAR**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY QUESTAR.

QUESTAR \_\_\_\_\_

**PROJECT INFORMATION**  
 Surveyor: **R. KUNZ**  
 Designer: **E. ROCHE**  
 Begin Date: **08-17-15**

Project Name: **BLUFF AT LAKEVIEW FARMS PH3**  
 Number: **1714-34**  
 Scale: \_\_\_\_\_  
 Revision: \_\_\_\_\_  
 Page: **1 of 1**

**DAVIS COUNTY RECORDER**  
 ENTRY NO. \_\_\_\_\_ FILED FOR RECORD  
 AND RECORDED, \_\_\_\_\_ AT  
 \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF  
 THE OFFICIAL RECORDS, PAGE \_\_\_\_\_

RECORDED FOR:  
 \_\_\_\_\_ DAVIS COUNTY RECORDER  
 \_\_\_\_\_ DEPUTY,





TO: Community Development, Attention: Jenny Schow  
FROM: Jo Hamblin, Fire Marshal  
RE: The Bluff at Lakeview Farms Phase 2

DATE: December 22, 2015

I have reviewed the plan submitted for the above referenced project. The Fire Prevention Division of this department has the following comments/concerns.

1. Fire hydrants and access roads shall be installed prior to construction of any buildings. All hydrants shall be placed with the 4 1/2" connection facing the point of access for Fire Department Apparatus. The average spacing between hydrants with a fire flow requirement of 1,750 gpm or less is 500 feet.
  - The average spacing between hydrants for these plans is below 500 feet; some hydrants can be eliminated to help keep installation costs down as well as maintenance cost down for the city in the future. Use appendix C in the 2012 IFC for reference concerning hydrant location and distribution.
2. Prior to beginning construction of any buildings, a fire flow test of the new hydrants shall be conducted to verify the actual fire flow for this project. The Fire Prevention Division of this department shall witness this test and shall be notified a minimum of 48 hours prior to the test.

These plans have been reviewed for Fire Department requirements only. Other departments must review these plans and will have their requirements. This review by the Fire Department must not be construed as final approval from Syracuse City.



**SYRACUSE**  
EST. CITY 1935

## **Planner Final Subdivision Review**

**Subdivision:** The Bluff at Lakeview Farms Phase 2 & 3

**Completed By:** Jenny Schow, City Planner

**Date:** December 29, 2015

**Updated:**

### **8.30.010 Final Plat**

**Please review and amend the following items:**

1. Add street addresses as submitted by the city planner.
2. Parcel A needs to be dedicated on the plat
3. Add the zones and lot numbers within each zone.
4. Add typical setback detail diagram
5. Double check acreage for lot 317 and 318

### **Items required for Preconstruction:**

1. Construction Drawing Prints and PDF files
2. Schedule a preconstruction meeting
3. Bond estimate using the City template
4. Final Inspection Fees as calculated in the approved bond estimate
5. Offsite Improvement Agreement
6. BMP Facilities Maintenance Agreement (Parcel A)
7. Streetlight Agreement
8. SWPPP NOI
9. SWPPP City Permit
10. Fugitive Dust Control Plan

### **Items required for Recording:**

1. Escrow Agreement
2. Water Shares
3. Title Report - must be updated within 30 days or recording
4. Recording fees: \$37/page +\$1/lot and any common space as well as \$1/land-owner signatures over two



## **The Bluff at Lakeview Farms Subdivision Phase 2**

3000 West & 700 South

Engineer Final Plan Review

*Completed by Brian Bloemen on December 15, 2015*

Below are the engineering comments for the final plan review of the Bluff at Lakeview Farms Subdivision Phase 2.

### Plat:

1. Add street addresses and coordinates.
2. The corner cut at 3000 West & 700 South is already owned by Syracuse City and should be shown as such. Remove this from the boundary description.
3. Add a temporary turn around south of lots 201 & 235 to the plat.
4. An easement will be required for the utilities outside the subdivision boundary.
5. Add acreage to each lot.
6. Add setback detail and zoning.

### Plans:

1. Update the plan sheets to reflect the improvements installed by the city at the intersection of 3000 West and 700 South.
2. The existing irrigation ditch on the west side of 3000 West needs to be piped to serve properties to the south.
3. Show utility laterals on the plans.
4. The culinary and secondary mains have already been stubbed out of 3000 West.
5. All ADA ramps shall meet current ADA standards.
6. The existing telephone pedestals along 3000 West need to be relocated outside the sidewalk.
7. Reduce the number of hydrants so they are closer to the 500 foot minimum spacing requirement.
8. Add street lights and stop signs to the plans.

If you have any further comments or questions please feel free to contact me at 801-614-9630.

Sincerely,

Brian Bloemen, P.E.  
City Engineer



## **The Bluff at Lakeview Farms Subdivision Phase 3**

3000 West & 700 South

Engineer Final Plan Review

*Completed by Brian Bloemen on December 15, 2015*

Below are the engineering comments for the final plan review of the Bluff at Lakeview Farms Subdivision Phase 3.

Plat:

1. Add street addresses and coordinates.
2. Parcel A needs to be dedicated in the owners dedication.
3. Add the half street widths by Lot 318, 321 and 326.
4. The boundary description should read Bluff not Bluffs.
5. Add acreage to each lot.
6. Add setback detail and zoning.

Plans:

1. There needs to be further discussion with Parcel A. A curb cut along the entire frontage of the lot is not permitted by code and the location at the intersection is not desirable. Submit a site plan layout for Parcel A.
2. Add an Eclipse 88 sampling station between Lots 302 and 303.
3. Show utility laterals on the plans.
4. The culinary and secondary mains have already been stubbed out of 3000 West.
5. All ADA ramps shall meet current ADA standards.
6. Reduce the number of hydrants so they are closer to the 500 foot minimum spacing requirement.
7. All existing storm drain manholes along Steed Drive need to be raised to grade using manhole barrel sections.
8. The existing secondary in Steed Drive is between the sewer and storm drain main and shall be extended in its same location.
9. Add street lights and stop signs to the plans.

If you have any further comments or questions please feel free to contact me at 801-614-9630.

Sincerely,

Brian Bloemen, P.E.  
City Engineer



# COUNCIL AGENDA

January 12, 2016

Agenda Item #13

**Proposed Ordinance 16-03 amending Title Nine of the Syracuse City Code pertaining to penalties for violations.**

***Factual Summation***

- A. On the December 4<sup>th</sup> 2015 city council meeting it was request that the staff make changes to ordinance **9.05.090 Violation – Penalty**. This ordinance change will make it possible for the council and city to press charges against a party or individual that violates the ordinance and fails to work toward correcting the violation. Before it was possible to interpret the text that the city was required to press charges against the violating individual.

***Recommendation:***

Approve text amendment to the ordinance.

**ORDINANCE NO. 16-03**

**AN ORDINANCE AMENDING TITLE 9 REGARDING BUILDING INSPECTIONS.**

**WHEREAS**, there are instances where the city council has need to make the text of an ordinance more flexible for conditions that arise, and

**WHEREAS**, the city council takes each question or concern under consideration and addresses it on case-by-case basis in a fair and judicious manner paying specific attention to the reasonableness and legality of the request as well as the reasonableness and legality of the City's own ordinances; and

**WHEREAS**, after such consideration city council will either support and sustain current text as adopted or in other cases have staff research and address each proposed change and put forth amendments to existing text; and

**WHEREAS**, the City Council now hereby wishes to amend a section of title 9 to address such proposed changes.

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

**Section 1. Amendment.** The following sections of Syracuse City Title 9 are hereby amended as follows:

**9.05.090 Violation – Penalty.**

The erection or construction of any building or structure in the City in violation of, or without complying with, the regulations provided in this title, may be prosecuted as a Class B misdemeanor. In addition, the erection or construction of a building or structure in violation of or without complying with the regulations of this title are subject to civil fines or fees, and may be enjoined by the City by appropriate court proceedings. [Ord. 12-28 § 1 (Exh. A); amended 1997; Code 1971 § 9-1-9.]

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

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

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 12th DAY OF JANUARY , 2016.**

**SYRACUSE CITY**

ATTEST:

---

Cassie Z. Brown, City Recorder

---

Mayor Terry Palmer

Voting by the City Council:

“AYE” “NAY”

|                        |       |       |
|------------------------|-------|-------|
| Councilmember Anderson | _____ | _____ |
| Councilmember Bolduc   | _____ | _____ |
| Councilmember Gailey   | _____ | _____ |
| Councilmember Lisonbee | _____ | _____ |
| Councilmember Maughan  | _____ | _____ |



# COUNCIL AGENDA

January 12, 2016

Agenda Item #14

**Proposed Ordinance 16-04 amending Title Four of the City Code pertaining to code enforcement specific to street and sidewalk cleanliness.**

## ***Factual Summation***

At the council request the city staff has identified the sources of most code violations:

- a. Snow Removal
- b. Inoperable vehicles
- c. Hard Surfaces and vehicles
- d. Junk/outdoors storage
- e. Weed abatement
- f. Trailers parked in street

How does the council want to proceed in amending or enforcing these violations?

## ***Recommendation:***

### **Tonight's amendment:**

#### **4.05.060 Street and sidewalk cleanliness.**

- Timeline for snow removal after storm ends.
- If it not removed by property owner, how long do we wait to take care of it through abatement?

(A) It shall be the duty of the owner or occupant of private property fronting upon a public sidewalk to remove all weeds and noxious vegetation from such property and in front thereof to the curb line of the street and to keep the sidewalks in front of such property free from dirt, litter, snow, ice or obstructions. **In the case of snow and ice removal:**

- i. Snow and ice must be removed from the sidewalk within \_\_\_ hours from the end of each snow storm;
- ii. The city shall provide verbal or written notice to the property owner or a responsible person at the address. Notice may also be provided by posting on the front door or a fence if attempts at providing verbal or written notice are unsuccessful; and
- iii. Notwithstanding any other provision in this code related to notice and abatement procedures, within \_\_\_\_\_ hours after that notice is provided or posted, the City shall be authorized to abate the violation, and assess the actual costs of snow

removal to the property owner, as well as an administrative fee listed in the consolidated fee schedule. The City shall follow all other procedures in the code related to collecting the costs of abatement.

**Further Amendments:**

**Step 1:** Form a subcommittee made up of two Council members, the Mayor, and CED staff that will evaluate the code and make recommendations for changes.

**Step 2:** The summary of these changes is brought before the Council in a public meeting, and the committee receives recommendation from the full Council on the recommendations.

**Step 3:** A developed draft of the ordinance amendments is brought to the Council. Comments are incorporated into the ordinance.

**Step 4:** Final draft is adopted.

**ORDINANCE NO. 16-04**

**AN ORDINANCE AMENDING TITLE 4 REGARDING 4.05.060 STREET AND SIDEWALK CLEANLINESS.**

**WHEREAS**, there are instances where the city council has need to make the text of an ordinance more flexible for conditions that arise, and

**WHEREAS**, the city council takes each question or concern under consideration and addresses it on case-by-case basis in a fair and judicious manner paying specific attention to the reasonableness and legality of the request as well as the reasonableness and legality of the City's own ordinances; and

**WHEREAS**, after such consideration city council will either support and sustain current text as adopted or in other cases have staff research and address each proposed change and put forth amendments to existing text; and

**WHEREAS**, the City Council now hereby wishes to amend a section of title 4 to address such proposed changes.

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

**Section 1. Amendment.** The following sections of Syracuse City Title 4 are hereby amended as follows:

**4.05.060 Street and sidewalk cleanliness**

- (A) It shall be the duty of the owner or occupant of private property fronting upon a public sidewalk to remove all weeds and noxious vegetation from such property and in front thereof to the curb line of the street and to keep the sidewalks in front of such property free from dirt, litter, snow, ice or obstructions.
- i. Snow must be removed from the sidewalk \_\_\_ hours after the snow stops.
  - ii. The city will abate sidewalk snow violations \_\_\_ days after a storm.

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

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

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 12th DAY OF JANUARY , 2016.**

**SYRACUSE CITY**

ATTEST:

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

\_\_\_\_\_  
Mayor Terry Palmer

Voting by the City Council:

“AYE” “NAY”

|                        |       |       |
|------------------------|-------|-------|
| Councilmember Anderson | _____ | _____ |
| Councilmember Bolduc   | _____ | _____ |
| Councilmember Gailey   | _____ | _____ |
| Councilmember Lisonbee | _____ | _____ |
| Councilmember Maughan  | _____ | _____ |



# COUNCIL AGENDA

## Date

Agenda Item #15

Mission Statement, Vision Statements, and FY  
2017 Budgetary Goals

***Factual Summation***

- Any question regarding this agenda item may be directed at City Manager Brody Bovero
- Please see attached draft resolution regarding the amendment of the City's mission statement, establishment of 10-year vision statements, and FY2017 budgetary goals.

**RESOLUTION R16-03**

**A RESOLUTION OF THE SYRACUSE CITY COUNCIL AMENDING THE SYRACUSE CITY MISSION STATEMENT; IDENTIFYING 10-YEAR VISION STATEMENTS CITY-WIDE AND FOR EACH CITY DEPARTMENT; AND IDENTIFYING BUDGETARY GOALS FOR FISCAL YEAR 2017.**

**WHEREAS** Syracuse City Councilmembers are desirous of updating and amending the City's mission statement;

**WHEREAS** Syracuse City Councilmembers are desirous of developing 10-year vision statements for the entire City and for each individual Department; and

**WHEREAS** Syracuse City Councilmembers are desirous of developing budgetary goals for Fiscal Year (FY) 2017; and

**WHEREAS** the City Council and City Administration met in a goal setting retreat do determine appropriate changes to the mission statement, develop vision statements, and identify budgetary goals.

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

**Section 1. Adoption.** The amended mission statement, vision statements, and FY2017 budgetary goals are attached hereto as Exhibit A.

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

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

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 12<sup>th</sup> DAY OF JANUARY, 2016.**

**SYRACUSE CITY**

ATTEST:

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

By:\_\_\_\_\_  
Terry Palmer, Mayor

# EXHIBIT “A”



## **Mission Statement**

“To provide quality, affordable services for its citizens, while promoting community pride, fostering economic development and preparing for the future.”

### **10-Year City-Wide Vision Statements**

1. We are a City with well-maintained infrastructure, including roads, utilities, and parks.
2. In preparation for the West Davis Corridor, we will make provisions for interchanges to accommodate commercial businesses to serve the residents’ needs and to support economic stability of the City.
3. We are financially stable City, balancing the cost of services with the level of services that we provide. The City will have minimal or no debt.
4. The City will incorporate improvements, events, and services that create an overall feeling of connection and pride in the City by its residents.

### **Vision Statements on City Services**

#### **Police**

1. The Syracuse PD is a well-trained, professional police force.
2. The Syracuse PD is responsive to crime and other community issues.

3. Syracuse City police officers are courteous and service-oriented.
4. Syracuse City police officers are part of the community and respected by the public.
5. The City's policies provide guidance on the expected levels of personnel in the police department.

#### **Fire/EMS**

1. Syracuse firefighters and EMS providers are professional, well-trained, and courteous.
2. The Syracuse FD/EMS has the equipment, training, and personnel to respond quickly.
3. Syracuse firefighters and EMS providers are part of the community and respected by the public.
4. The City is prudent with the finances of the FD, and minimizes debt associated with providing fire/EMS services.

#### **Public Works/Utilities**

1. Utilities provided by the City are affordable.
2. Public Works and utility billing employees are customer service oriented.
3. Services provided by Publics Works are done in an efficient manner.
4. Syracuse City has a well-organized infrastructure replacement and maintenance schedule that ensures well-maintained systems.

#### **Parks & Recreation**

1. Syracuse City provides parks and open space for active and passive recreation, with equipment and space for a variety of activities.
2. There are a wide variety of programs provided by the Parks & Recreation Department.
3. The Parks & Recreation Department operates efficiently.
4. The programs offered by the Parks & Recreation Department are financially self-sustaining.

5. Syracuse City parks and trails have plenty of trees.

### **Community and Economic Development**

1. Syracuse City has a clear and targeted plan for the development of key areas of the City.
2. The Community & Economic Development Department employees are knowledgeable and positive.
3. The Community & Economic Development Department communicates well with the business community.

### **Administration**

1. Syracuse City Administration employees are knowledgeable, courteous, and customer-oriented.
2. Syracuse City Administration demonstrates transparency in conducting City business.

### **Information Technology**

1. Syracuse City uses IT to improve communication with residents.
2. Syracuse City provides IT services in an efficient and organized manner.
3. Syracuse City uses technology to improve staff productivity.
4. Syracuse City's IT services are customer-oriented.

### **Justice Court**

1. Syracuse City's justice court meets the needs justice in the City.
2. Syracuse City's justice court is administered fairly and efficiently.

### **FY 2017 Budgetary Goals**

The following goals are set by the City Council to provide direction for the City during the FY2017 budget year. Upon adoption, these goals will be developed to include action plans and key personnel assigned to each goal.

1. Find ways to lessen the enmity that exists among individuals in policy-making bodies.
2. Include a formal 1<sup>st</sup> and 2<sup>nd</sup> reading of all new or amended ordinances prior to adoption.
3. Ensure the staff of their value in City government.
4. Develop an accountability reporting program, to include a regular reporting schedule on the value of spending by the city departments.
5. Create a positive perception of City Hall that demonstrates an inviting group of people working to serve the citizens of Syracuse.
6. Incorporate competitive business practices in an effort to eliminate waste, improve service, and strengthen City services.
7. Develop plans for undeveloped park lands.
8. Develop a minimum of 15 possible public service projects in the City.
9. Develop a policy on how the City will appropriately represent itself on external boards.
10. Develop a community education program as an offering to citizens of the City.
11. Review internal commissions and subcommittees to boost their value to the City, increase participation, and eliminate waste.
12. Identify the mission of the Syracuse Arts Council, expand offerings, and maximize the value of having an Arts Council.
13. Develop a volunteer recognition program.
14. Aggressively seek business expansion, within the vision of the City.
15. Make the City website more user-friendly.
16. Develop plans for each department to prepare for the future.
17. Restructure the City Budget.
18. Evaluate the need to hire more police officers.
19. Investigate the feasibility of radio metering for culinary water vs current system.
20. Evaluate the possibility of contracting with external youth organizations, such as AYSO, for the use of City parks for practices and games.
21. Develop a parks and open space master plan.

22. Review each department to look for a 5% to 10% reduction in costs.
23. Ensure money is available to add to the City's fund balance.
24. Ensure funding is provided for infrastructure improvements.
25. Put money toward debt payment.
26. Ensure City spending is efficient, transparent, and honest.
27. Receive feedback from departments regarding service needs and wasteful spending.



# COUNCIL AGENDA

## January 12, 2016

### Agenda Item #16

Review agenda items 16-18, proposed resolutions formalizing Council appointments and assignments.

### *Factual Summation*

- These items were added to the agenda at the request of Councilmembers Bolduc and Maughan; please direct any questions towards them.
- Proposed Resolutions R16-04, R16-05, and R16-06 were drafted by staff to formalize various appointments and assignments.

**RESOLUTION NO. R16-04**

**A RESOLUTION OF THE SYRACUSE CITY COUNCIL APPOINTING COUNCILMEMBER MAUGHAN TO THE BOARD OF TRUSTEES OF THE NORTH DAVIS SEWER DISTRICT.**

**WHEREAS**, Syracuse City, Utah (the City) is within the boundaries of North Davis Sewer District (the District) and has previously appointed City Council Members to serve on the Board of the District; and

**WHEREAS**, Mayor Palmer recommends the appointment of Councilmember Dave Maughan pursuant to *Utah Code Annotated* §17B-1-304, as amended and he seeks the advice and consent of the Council.

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

**Section 1. Appointment.** Councilmember Dave Maughan is hereby appointed by the Governing Body of Syracuse City as a member of the North Davis Sewer District Board, to serve for a term concurrent with Councilmember Maughan's term of office as a member of the Governing Body of the City.

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

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

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 12<sup>th</sup> DAY OF JANUARY, 2016.**

**SYRACUSE CITY**

ATTEST:

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

By: \_\_\_\_\_  
Terry Palmer, Mayor



# COUNCIL AGENDA

## January 12, 2016

### Agenda Item #17

Review agenda items 16-18, proposed resolutions formalizing Council appointments and assignments.

### *Factual Summation*

- These items were added to the agenda at the request of Councilmembers Bolduc and Maughan; please direct any questions towards them.
- Proposed Resolutions R16-04, R16-05, and R16-06 were drafted by staff to formalize various appointments and assignments.

**RESOLUTION NO. R16-05**

**A RESOLUTION OF THE SYRACUSE CITY COUNCIL APPOINTING  
COUNCILMEMBER TO THE DAVIS COUNTY MOSQUITO  
ABATEMENT DISTRICT BOARD.**

**WHEREAS**, Syracuse City, Utah (the City) is within the boundaries of the Davis County Mosquito Abatement District (the District) and desires to appoint a resident of the City to the Board of the District; and

**WHEREAS**, Mayor Palmer recommends the appointment of Councilmember pursuant to *Utah Code Annotated* §17B-1-304, as amended and he seeks the advice and consent of the Council.

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

**Section 1. Appointment.** Councilmember is hereby appointed by the Governing Body of the City as a member of the Board of the District. Such appointment shall terminate May 1, 2019 as the appointee is filling a mid-term vacancy of the City's most recent four year appointment.

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

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

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 12<sup>th</sup> DAY OF JANUARY, 2016.**

**SYRACUSE CITY**

ATTEST:

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

By: \_\_\_\_\_  
Terry Palmer, Mayor



# COUNCIL AGENDA

## January 12, 2016

### Agenda Item #18

Review agenda items 16-18, proposed resolutions formalizing Council appointments and assignments.

### *Factual Summation*

- These items were added to the agenda at the request of Councilmembers Bolduc and Maughan; please direct any questions towards them.
- Proposed Resolutions R16-04, R16-05, and R16-06 were drafted by staff to formalize various appointments and assignments.

## RESOLUTION R16-06

### A RESOLUTION OF THE SYRACUSE CITY COUNCIL APPOINTING CITY COUNCILMEMBERS TO VARIOUS COMMITTEE POSITIONS AND ASSIGNMENTS.

**WHEREAS** Syracuse City Councilmembers are desirous of being appointed to and serving on various community committees and boards; and

**WHEREAS** there are also internal City positions, such as Mayor Pro-Tem that Councilmembers are desirous of being appointed to; and

**WHEREAS** the Syracuse City Council discussed committee appointments and assignments during their Work Session Meeting of January 12, 2016 and determined appropriate appointments and assignments for each Councilmember and members of the Administration.

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

#### **Section 1. Appointment.**

- a. Mayor Palmer is hereby appointed to serve as the City's representative on the Clearfield High School Community Council.
- b. Mayor Palmer is hereby appointed to serve as the liaison to the Youth Council.
- c. Mayor Palmer is hereby appointed to serve as a voting member on the Utah League of Cities and Towns (ULCT) Legislative Policy Committee.
- d. is hereby appointed to serve as a preparedness liaison.
- e. is hereby appointed to serve as an Employee Appeals Board alternate member.
- f. is hereby appointed to serve as the City's representative on the Cook Elementary Community Council.
- g. is hereby appointed to serve as the City's representative on the Syracuse High School Community Council.
- h. Councilmember Gailey is hereby appointed to serve as an Employee Appeals Board member.
- i. Councilmember Gailey is hereby appointed to serve as the City's representative on the Bluff Ridge Elementary Community Council.
- j. Councilmember Gailey is hereby appointed to serve as the liaison to Syracuse Chamber of Commerce.
- k. Councilmember Gailey is hereby appointed to serve as the Museum Board Advisor.
- l. Councilmember Gailey is hereby appointed to serve as the Second Mayor Pro-Tem.

- m. Councilmember Gailey is hereby appointed to serve as the Youth Court Liaison.
- n. Councilmember Gailey is hereby appointed to serve as the liaison to the Planning Commission.
- o. is hereby appointed to serve as a volunteer liaison.
- p. is hereby appointed to serve as the City's representative on the Syracuse Junior High School Community Council.
- q. is hereby appointed to serve as the Mayor Pro-Tem.
- r. Councilmember Lisonbee is hereby appointed to serve as a volunteer liaison.
- s. Councilmember Lisonbee is hereby appointed to serve as a voting member on the Utah League of Cities and Towns (ULCT) Legislative Policy Committee.
- t. Councilmember Lisonbee is hereby appointed to serve as an Employee Appeals Board alternate member.
- u. Councilmember Lisonbee is hereby appointed to serve as the City's representative on the Buffalo Point Community Council.
- v. Councilmember Lisonbee is hereby appointed to serve as the liaison to the Arts Council.
- w. is hereby appointed to serve as the Third Pro-Tem.
- x. is hereby appointed to serve as a preparedness liaison.
- y. is hereby appointed to serve as an Employee Appeals Board member.
- z. is hereby appointed to serve as the City's representative on the Syracuse Elementary Community Council.
- aa. is hereby appointed to serve as the City's representative on the Legacy Junior High Community Council.
- bb. City Manager Bovero is hereby appointed to serve as a voting member on the Utah League of Cities and Towns (ULCT) Legislative Policy Committee.
- cc. The Syracuse City Attorney is hereby appointed to serve as a non- voting member on the Utah League of Cities and Towns (ULCT) Legislative Policy Committee
- dd. Public Works Director Whiteley is hereby appointed to serve as the City's representative on the Layton Canal Board.
- ee. Public Works Director Whiteley has been elected to the Davis and Weber Canal Board.

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

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

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE  
CITY, STATE OF UTAH, THIS 12<sup>th</sup> DAY OF JANUARY, 2016.**

**SYRACUSE CITY**

ATTEST:

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

By: \_\_\_\_\_  
Terry Palmer, Mayor