

Minutes of the Work Session of the Syracuse City Council held on March 23, 2021 at 6:00 p.m., held virtually via Zoom, meeting ID 886 7681 7547, and streamed on the Syracuse City YouTube Channel in accordance with House Bill 5002, Open and Public Meetings Act Amendments, signed into law on June 25, 2020. Pursuant to written determination by the Mayor finding that conducting the meeting with an anchor location presents a substantial risk to the health and safety of those who may be present due to infections and potentially dangerous nature of Infectious Disease COVID-19 Novel Coronavirus.

Present: Councilmembers: Lisa W. Bingham
Corinne N. Bolduc
Dave Maughan
Jordan Savage
W. Seth Teague

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

City Employees Present:

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

The purpose of the Work Session was to hear public comments; receive a presentation of Jensen Pond Shoreline Improvements project to be completed in partnership with Division of Wildlife Resources; participate in follow-up discussion: request of Johnson family to purchase portion of property at Rock Creek Park; receive a presentation from Joseph Silverzweig, Government Affairs Manager for Comcast – Mountain West Region; review/discuss of draft Interlocal Agreement for Paramedic services; discuss proposed Resolution supporting the Davis County Hazard Mitigation Plan; discuss potential budget opening for Fiscal Year (FY) ending June 30, 2021; discuss proposed amendments to Syracuse City Consolidated Fee Schedule; discuss West Davis Corridor Utility Betterments; discuss next Flash-Vote survey questions regarding Police Services; discuss pickleball lighting options; discuss engineering of 50-Acre park on Gentile St./2000 West in preparation of phasing the project; discuss the following Planning items:

1. Continued discussion of application for General Plan Map amendment, old R.C. Willey Site, located at approximately 1693 W. 2700 S., Commercial/Low Density Residential to Medium Density Residential.
2. Proposed rezone, Residential (R-1) to Residential (R-1), for property located at approximately 939 W. 3150 S.
3. Potential amendment of Syracuse Municipal Ordinance 10.100.030 concerning permitted uses in the town center overlay zone; and potential amendment of the Zoning Map from General Commercial to Professional Office at approximately 1875 W 1700 S.

Discuss policy regarding youth travel/overnight outings; receive a 2021 Legislative Session recap; receive annually required training, and discuss future agenda items/Council announcements.

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

Public comment.

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

Mayor Gailey then invited Zoom participants to provide public comments.

Devin Smith referenced agenda item n.1, the General Plan Map amendment for the old R.C. Willey property; he noted tonight's discussion should include a focus on the traffic study that has been done for the project. He appreciates the Council's thoroughness in requesting the traffic study and the developer's willingness to perform the study. However, one of the things he understood from the previous discussion was that the Council not only desired to understand the impact the project will have on traffic in the area, but also the impact of the West Davis Corridor project. He noted he has reviewed the traffic study and does not believe the West Davis Corridor is sufficiently addressed, particularly for 2700 South. There is no reference to 2700 South and the impact the West Davis Corridor will have. While the impact of the proposed development has been thoroughly addressed, he feels the Council needs to understand the potential impacts of the West Davis Corridor project as it will dramatically impact the entire City. He stated that the Syracuse 2050 Plan addresses transportation and specifically recommends that analysis be done regarding the roundabout at 2700 South, which is just a block or two away from the subject property. To proceed with the project that will include townhomes on the frontage of 2700 South without understanding the true impact of the West Davis Corridor is risky. He encouraged the Council to gather further information about how the West Davis Corridor will impact 2700 South prior to allowing townhomes on the frontage.

Presentation of Jensen Pond Shoreline Improvements project to be completed in partnership with Division of Wildlife Resources

A staff memo from the Parks and Recreation Director explained Cody Edwards, Biologist with the Division of Wildlife Resources, will give a presentation of the work to be done the week of April 5th to restore a portion of the Jensen Nature Park pond shoreline. This project will be a partnership between DWR and Syracuse City. DWR will provide the funding for the project and DWR staff, and Syracuse City will provide the use of equipment and Syracuse City Staff.

Ms. Robinson reviewed her staff memo and invited Mr. Edwards to make his presentation to the Council.

Mr. Edwards used the aid of a PowerPoint presentation to discuss the improvements that the Division of Wildlife Resources will complete, in partnership with Syracuse City. The shoreline of the Pond has eroded, and a portion of the pond liner is exposed, which creates dangerous conditions for visitors. The scope of the project includes the placement of rip rap and fill material, as well as increasing elevation of the pond to match the top of the new retaining wall intended to reduce the effects of future erosion. There will be a new gravel walkway that will reduce erosion caused by anglers walking along the shoreline; new vegetation will also be planted for aesthetic purposes and also to serve the local wildlife. Depending on access to future funding, future phases of the project will include fishing platforms on the northwest shoreline and north of the bridge that would be anchored behind the pond liner to provide easier access to the pond for anglers. Floating docks will also be placed in the pond to be used to launch smaller boats and to serve as an Americans With Disabilities Act (ADA) compliant access for those with limited mobility. He then presented photos of the current conditions at the pond to orient the Council to the locations where shore erosion is becoming problematic, and the pond line is exposed.

Councilmember Savage stated he is very excited about this project and inquired as to the City's financial responsibility. Ms. Robinson stated that the DWR is providing the funding for the project and Syracuse City's participation will be in-kind in the form of labor. Mr. Edwards stated that is correct and the DWR funding for the first phase of the project is in the form of a State-wide grant; he will write future grants intended to fund the dock and platform improvements. There was then a brief discussion regarding the planting plan for the vegetation to be placed in the park.

Follow-up discussion: request of Johnson family to purchase portion of property at Rock Creek Park

A staff memo from the City Attorney explained the Johnsons are interested in acquiring Parcel 12-748-0432 for a home. It is currently a vacant lot, with an eventual plan to be developed as a parking lot serving Rock Creek Park. The City does not have imminent plans to develop it. It was dedicated to the City for park use, along with the land that has been improved. There has been some question of whether the land is subject to the restrictions associated with grants received through the Land and Water Conservation Fund Act. The City previously applied for two grants to improve Rock Creek Park. Consultation with the LWCF Coordinator has confirmed that although improvements to the park were limited to the North and West of 3525 West, the entire property which was dedicated with the Rock Creek subdivision appears on the 6F map. A copy of the 6F map, which the LWCF Coordinator has verified is an official map, accompanies this report. As the land is encumbered by the 6F designation, it may not be converted to another use without going through the approval process. *See 54 U.S.C. § 200305(f)*. We have not undergone this process at the City, to my knowledge. However, the state LWCF

Coordinator has indicated that it is a lengthy process, and that she has not seen a conversion proceed faster than eighteen months. The conversion process is described on [Utah's Department of Natural Resources webpage](#). It is uncertain whether a purchase of that land would be cost-effective considering the required processes. If the Council decided to convert and sell the land, then it would be considered a significant parcel, subject to public hearings and a public bid.

City Manager Bovero reviewed the staff memo and facilitated a discussion among the Council regarding the implications of pursuing a process to disconnect a portion of the park property; there was a focus on the time it would take to disconnect along with the costs the City would incur; the requirement to replace the disconnected portion of property at another location in the City and dedicate that property for open space/recreation purposes; and the fact that the City's park plans include improvements to the area for use as a parking area to meet the needs of those visiting the park. The Council ultimately concluded they are not interested in considering disconnecting the property from the park at this time as they feel the parking improvements are needed and the priority of that park may be accelerated based upon increased use of Rock Creek Park.

Request to be on the agenda – Joseph Silverzweig, Government Affairs Manager for Comcast – Mountain West Region

A staff memo from the City Manager explained Mr. Joseph Silverzweig is the Government Affairs Manager for Comcast – Mountain West Region. Pursuant to concerns raised in a previous Council meeting, Mr. Silverzweig reached out to the City in an effort to address those concerns and see how the community can be better served.

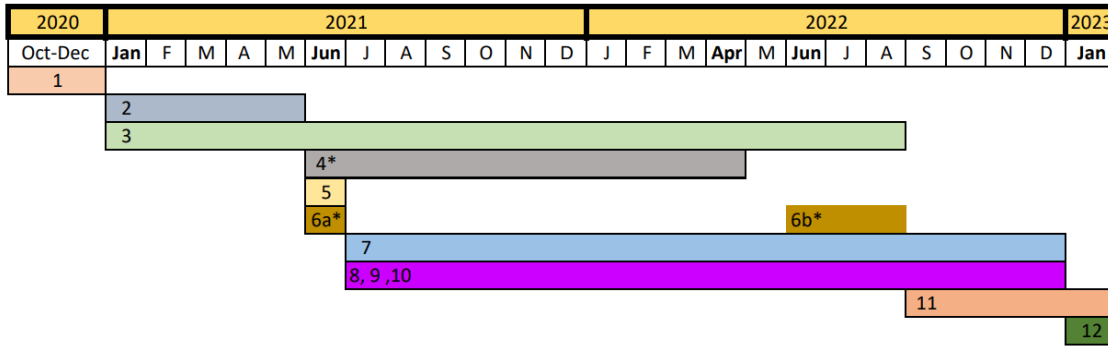
Mr. Silverzweig used the aid of a PowerPoint presentation to discuss the services offered by Comcast; customer service experience for Syracuse residents and efforts of Comcast to respond to issues they have heard from Syracuse customers; and Comcasts' contributions to digital equity in local communities across the State of Utah. He concluded by inviting the Mayor, Council, and City staff to reach out to him to provide any feedback regarding continued investments and contributions Comcast can make in the Syracuse community. There was a brief discussion among the group regarding conditions that impact or limit bandwidth in certain areas of the community, with Mr. Silverzweig reiterating his offer to discuss any concerns any member of the Council may have outside of this meeting given that the time allotted for this agenda item has lapsed.

Review/discussion of draft Interlocal Agreement for Paramedic services

A staff memo from the City Manager explained the Council has discussed the issue of paramedic services on a number of occasions, specifically regarding the transition of paramedic services from Davis County to the municipalities. In preparation for this transfer, the city managers, fire chiefs, and county officials, including county commissioners, County Clerk/Auditor, and the County Sheriff, have been working on the foundational administrative tools that will need to be in place for a transition to occur. This discussion will be focused on the interlocal agreement needed for a county-wide paramedics system to be operated by municipalities. The memo offered background information as follows:

County Paramedic Services. Davis County has indicated that by January 1, 2023 they will be phased out of providing county-wide paramedic services in Davis County. The historical model of a combined law enforcement/paramedic department is no longer viable in the modern, more urbanized community that has evolved in the County today. The cities, with already established fire departments, are the natural and best equipped place to house paramedic services throughout the county.

Timeline. The county group described above has spent the last year working through the logistics and timeline of how a transition could safely take place. Below is representation of how that timeline might look:



Timeline Milestones

1. Discussion with City Councils
2. Adopt interlocal agreement with County and other Cities.
3. Public information effort.
4. Formation or merging of cities and service districts where needed.
5. County eliminates the county paramedic tax levy.
6. 'a' and 'b': Cities adjust tax rates to take on additional costs.
7. Cities continue to pay County for paramedic service.
8. Departments apply for and receive license for paramedic service.
9. Departments hire and train new personnel.
10. Departments purchase necessary equipment and vehicles.
11. Cities begin providing paramedic services.
12. County eliminates county paramedic services.

Interlocal Agreement. In #2 above, the interlocal agreement will need to be adopted by the cities, fire districts, and the County in order for the process to move forward. The draft agreement is summarized below.

County Tax Levy. Of particular note is #5 above. The County plans to eliminate the county paramedic tax levy this summer. In order for the County to proceed, the interlocal agreement will need to be in place.

The memo offered a summary of the draft Interlocal Agreement:

- a. **Cessation of County Services:** By December 31, 2022, the County will cease the provision of paramedic services. It will stop assessing the county tax levy by June 30, 2021.
- b. **City's Plan for Paramedics:** By June 1, 2021 the City will provide a plan to the other entities explaining the specific means by which it will provide paramedic services in the City by no later than December 31, 2022.
- c. **Coordinated Response Model:** The entities agree to send the closest available unit after local agency's resources are exhausted.
- d. **Funding and Responsibility:** Each agency agrees to properly administer and fund their local paramedic services.
- e. **Funding County Services During Transition:** Each agency agrees to make quarterly payments, with a total equivalent of their normal county paramedic tax levy, to the County for the duration of the transition period in order to continue County paramedic services.
- f. **Administrative Board:** An Administrative Board, consisting of the city managers from each city, chairs of the North and South Davis Fire Districts, and on County Commissioner would be created to adopt and administrate rules and procedures on compensation of extra-jurisdictional response, definitions of level of service, and other governance issues as they may arise.
- g. **Service Levels:** A paramedic unit will be available, in addition to regular non-paramedic staffing. GPS technology will be used by dispatch for a borderless, closest unit response. Consistency of level of service across the County is paramount, and changes to level of service can only be made by at least 2/3 of the Administrative Board.

- h. **No New Entity:** The agreement does not create a new entity, nor does any property become jointly held.
- i. **Term of the Agreement:** The agreement is for 50 years but can be terminated or amended by mutual agreement of the parties, or effect of law.
- j. **Effective Date:** June 1, 2021

Revised Implementation Plan: The Council previously discussed its options on implementing the paramedics program for the City. Since then, staff has submitted for the SAFER grant which would greatly assist in the transition. The announcement of the grant awards do not have a definitive date, so we are unsure if we will know by the time the Council adopts the budget. For this reason, we have refined the draft plan to include the two scenarios (with/without the grant). Attached are slides that we will review with the Council at the work session.

The memo concluded the goals of the discussion are as follows:

1. Review the draft interlocal agreement for paramedics.
2. Review the draft implementation plans.
3. Receive guidance and input from the Council.
4. Decide whether to place on the April 13th agenda for a vote to approve the agreement.

Mr. Bovero reviewed his staff memo and facilitated discussion among the Council regarding the timing of property tax adjustments on the part of the County and each Davis County City responsive to execution of the interlocal agreement and transition of paramedic services to the municipality level; the terms of the interlocal agreement; and options for funding the transition based upon receipt of denial of the SAFER grant funds the City has applied for. Fire Chief Byington used the aid of a PowerPoint presentation to summarize the operational costs associated with increasing staffing to provide paramedic services. If the City receives the SAFER grant, a portion of those costs will be covered over the next three fiscal years, until in Fiscal Year (FY) 2025 the City would be responsible for 100 percent of the funding of the paramedic service. The Council engaged in high level discussion and debate regarding the best way to proceed in covering the financial implications of the transition of paramedic services to the City; Councilmember Savage indicated he wants to operate under the assumption that the City will not receive the grant and adjust revenue sources to cover the full cost of the service. If the City does receive the grant, the budget and property tax rate can be adjusted accordingly. Mayor Gailey stated that the purpose of tonight's discussion was to determine if the Council supports the current version of the interlocal agreement; he advised staff to place an action item on the next business meeting agenda to allow the Council to act on the interlocal agreement and noted that the funding plan for the paramedic program can be discussed in greater depth at the upcoming April 23 budget retreat meeting. The Council concluded they support Councilmember Savage's proposal in theory but look forward to continued detailed review of the entire City budget before making a final determination on how to fund the paramedic program.

Discuss proposed Resolution supporting the Davis County Hazard Mitigation Plan

A staff memo from the City Manager explained the Federal Emergency Management Agency ("FEMA") requires that municipalities review and revise their local multi-hazard mitigation plan every five years to reflect changes in development, progress in local hazard mitigation efforts, and changes in mitigation priorities and submit their revised multi-hazard mitigation plan for review and approval by FEMA to remain eligible for pre-disaster mitigation grant funding. The Emergency Services Division of Davis County has received a grant from FEMA to prepare a multi-jurisdictional hazard mitigation plan in accordance with the requirements of 44.C.F.R. 201.6 and the FEMA "Local Mitigation Planning Handbook", which includes participation and input from Syracuse City. FEMA requires a Council resolution in support of the plan to indicate local commitment to the planning effort. It does not require financial commitments, but rather a commitment to engage in the multi-jurisdictional planning process. The memo concluded the goal of this discussion is to review the proposed resolution in preparation for a vote.

Mr. Bovero reviewed his staff memo and indicated an action item has been included on the special business meeting agenda for later this evening.

The Council briefly discussed the proposed resolution and asked for confirmation that adoption of the resolution will not result in the City assuming responsibility for funding of any of the items included in the Plan. Mr. Bovero stated that is correct. The Council concluded they are supportive of the resolution.

Discuss potential budget opening for Fiscal Year (FY) ending June

30, 2021.

A staff memo from the Administrative Services Director referenced a detailed **capital projects** listing attached summarizing recommended changes. In this budget opening, Administration is proposing new line items and updates to approved projects as follows:

- New Project – 2200 West Retaining Wall - \$112,000.
- Revised project – 500 West extension phase 1 – increase to \$292,000.
- Revised project – Bluff & Gentile project – include federal grant revenues and expenses for the project.
- Revised project – Founders Park west parking lot - \$531,000.
- Revised project – Founders Park playground, restroom, and pickle ball courts - \$517,000.
- Revised project – Bluff Road 18” transmission line - \$965,000.

Changes to **operational budgets** include:

General Fund – major changes

- Sales Tax increase - \$798,000.
- Franchise Tax decrease – \$(60,000).
- Building Permit revenue increase - \$265,000.
- Plan Check Fee increase - \$100,000
- Wildland Revenue increase - \$45,000.
- Court Fine Revenue decrease - \$(130,000).
- Interest Income decrease - \$(50,000).
- Rent Income increase - \$26,000.
- Park Reservations decrease - \$(31,000).
- Passport revenue decrease - \$(55,000).
- Community center rental and user fee decrease - \$(28,000).
- Fire OT wages increase - \$15,000.
- Parks & Rec wages and benefit increase - \$73,000.00 - this was due to 25k in benefit election changes, 36k in part time wages with having full staff for seasonal lawn care, 5k in overtimes, and 7k in turnover costs.
- Estimated \$560,000 in savings in all department costs and additional revenues increases.
- Transfer to other fund increase - \$1,500,000 for surplus to the capital projects fund.

All Other Funds – Significant Changes

- RAP Tax Fund - \$54,500 in increase revenues from RAP Tax.
- Various Funds – Decrease in interest income.
- Various Funds – Increase in impact fee revenues, and connection fees.
- Street Light Fund – increase in new street light installation and reimbursement - \$100,000.
- Various Funds – Increase in depreciation expense.
- Secondary Water Fund – Increase in source of supply by \$27,000. Additional shares and purchase of rental shares.
- Culinary Water Fund – increase in system maintenance with installation of meters for new homes.
- CDA Fund – 1st year of increment with setup cost transfer back to RDA.
- RDA & EDA Funds – changes with revised final numbers from calendar year 2020.

Mr. Marshall reviewed his staff memo and noted a public hearing will be scheduled for April 13, after which the Council can take final action on the amendments.

Discuss proposed amendments to Syracuse City Consolidated Fee Schedule

A staff memo from the Administrative Services Director explained proposed amendments to the Syracuse City Consolidated Fee Schedule includes amending the Public Safety Impact Fee based upon the City’s Public Safety Impact Fee Analysis Plan. The fee will increase from \$273.00 to \$302.00 per application. Commercial would increase from \$0.19 to \$0.21 per square foot of building space. Additionally, the notary fee increase from \$5.00 to \$10.00 in accordance with state

law 46-1-12.

Mr. Marshall reviewed his staff memo and noted a public hearing will be scheduled for April 13, after which the Council can take final action on the amendments.

Discuss West Davis Corridor utility betterments.

A staff memo from the Public Works Department explained last month the Utah Department of Transportation (UDOT) secured a design-build contract with Farmington Bay Constructors (FBC is a joint venture with Ames Construction, Wadsworth Brothers Construction, and Staker Parson Materials and Construction). FBC is determining what infrastructure must be replaced due to impacts of the project versus what infrastructure Syracuse City requests, considered betterments. Utility betterments costs are not borne by UDOT, but by the agency making the request. Betterments are documented in a signed betterment agreement between UDOT and the City. At this point, no betterment agreement has been put into place between UDOT and Syracuse for the West Davis Corridor (WDC) project. The master agreement approved May 12, 2020 by City Council describes the possibility that Syracuse can enter into a betterment agreement with UDOT, if Syracuse City chooses to do so. Utility upgrades in the UDOT project area have been included in the five-year capital projects plan. The goals of the discussion include reviewing the exhibits and associated costs for potential utility betterments that could be included in the WDC construction project. There can be some cost-savings on underground piping that gets installed matching the city’s master plan requirements, particularly since excavation is already happening in the project area and trench patching is not necessary. There can be cost savings on utility crossings under WDC allowing for future development possibilities for open lands. Conversely, there may be situations where surface improvements such as curb, gutter, and sidewalk connections could be installed later and separate from UDOT’s project to realize some cost-savings. Some options are presented for discussion. A new consideration for utility installations is around Thurgood Lane and SR-193. There could be advantages to get utility crossings in before SR-193 is built, making it easier on potential development, or it could wait and be done when future development drives the need. There are several possibilities here. Share your ideas if you have other options on any of the potential utility betterments. Remember we are just considering infrastructure, not aesthetics. Aesthetics will be a separate discussion from this one. Once the Council determines whether it wants utility betterments and what to include in an agreement, the betterment agreement can be brought back to a future Council meeting to consider approval. If a betterment agreement is signed, then FBC will include it in the design.

Public Works Director Whiteley reviewed the staff memo and facilitated discussion among the Council regarding the utility betterments they desire; there was a focus on the final location of trail crossings and other sidewalk improvements intended to serve the area around the WDC intersection; and the best location for a park-and-ride lot near the WDC intersection. There was then high-level discussion regarding traffic configuration in neighborhoods and areas on either side of the WDC project, after which the Council concluded to pursue utility betterments/stubs in appropriate areas on either side of WDC to facilitate ease of connection for future development of the area.

Discuss next Flash-Vote survey questions regarding Police Services.

A staff memo from the City Manager explained in the City’s Strategic Operational Plan, the two of the Council’s vision statements for the Police Department are: “The Syracuse PD is responsive to crime and other community issues”, and “Syracuse City police officers are courteous and service-oriented.” As part of the action items to achieve this vision, we felt a survey would provide insight from the community on where our police department stands in these two vision statements. The City contracted with FlashVote to provide a survey service in order to enhance the amount of public input and provide it in a way that has stronger statistic validity. The intent of the survey service is to give the Council data as part of their decision making, not to override the Council’s decision making. It is proposed that the goals of the survey include the following:

- To obtain a basic level of understanding on citizens’ sense of safety in the community.
- Gain a sense of citizens’ level of satisfaction in the professionalism of Syracuse PD officers.
- Gain a sense of citizen’s perception of the PD’s responsiveness to community issues.

Proposed Survey Questions

1. In each of the following areas of the City, select whether you feel mostly safe or mostly unsafe?
 - a. Schools
 - b. Shopping/Restaurant Areas

- c. Your neighborhood during the day
 - d. Your neighborhood during the night
 - e. Parks
 - f. Trails
2. Which best describes what you think of Syracuse City Police presence in the community?
 - a. Not enough police
 - b. About the right amount of police
 - c. Too many police
 - d. Not Sure
 - e. Other (explain):
 3. For which of the following issues, if any, do you think the Syracuse PD has NOT been effective? (Choose all that apply)
 - a. Safety in schools
 - b. Illegal drug sales and use
 - c. Youth safety (DARE, RAD kids, Drug/Alcohol awareness)
 - d. Traffic safety (speeding, moving violations, etc.)
 - e. Property crime (theft, vandalism, burglary, etc.)
 - f. Crimes against persons (assault, robbery, sexual assault, child exploitation, etc.)
 - g. Business safety
 - h. They seem to be responsive to all of these.
 4. In the last 12 months, have you had a personal interaction with a Syracuse Police Officer?
 - a. Yes
 - b. No
 - 3a. (For those who select Yes) With an understanding that your encounter with a Syracuse Police Officer may or may not have included a disagreement with his/her decision (such as whether to issue a speeding ticket or not), how would you rate the level of professionalism of the officer(s) you have been in contact with?
 - a. Very professional
 - b. Professional
 - c. Somewhat professional
 - d. Not very professional
 - e. Very unprofessional
 5. (Optional) Please provide any other input you would like to give the City regarding the Police Department?

The memo concluded the goal of the discussion is to review questions and provide direction to staff on performing the survey.

Mr. Bovero reviewed his staff memo and solicited feedback from the Council regarding appropriate adjustments to the survey questions; he indicated he will utilize the feedback to adjust the questions before publishing the survey.

Pickleball lights discussion

A staff memo from the Parks and Recreation Director explained with the recent failure of the Regional Park Bond, where it was planned to have 16 Lighted Pickleball Courts, it has come into question, from numerous citizens, as to why the City would not include lights at the newly constructed Pickleball Courts at Founders Park. Staff has looked into options to add the additional lighting. Below are the following options to be discussed with Council:

- Options -
 - As with most products, there can be a large difference in cost and product performance/quality. So far, we have received 3 estimates/options:
 - *Option A* (Approximately \$120,000) - ‘Musco Lighting (50 Foot Candles)’

- High Competition Quality - Class I (State/National Tournaments)
- Spill & Glare Control
- State Contract
- Remote Access
- 25 Year Maintenance Warranty
- *Option B* (Approximately \$95,000) - ‘Musco Lighting (30 Foot Candles)’
 - Tournament Venue Eligible – Class II (Local Tournaments)
 - Spill & Glare Control
 - Future Expansion Capable (Can enhance Foot Candles)
 - State Contract
 - 25 Year Maintenance Warranty
- *Option C* (Approximately \$60,000) – ‘LWE (<30 Foot Candles)’
 - Recreation Level Programming/Tournaments – Class III
 - Least Expensive
 - Good Uniformity

If the Council elects to proceed with the additional lighting, funds would need to be added to the upcoming budget amendment. The memo concluded the goals of the discussion are as follows:

- Staff would like direction on whether Council would like us to proceed with adding lighting to the Pickleball Courts at Founders Park.
- Whether council would like to amend the upcoming budget to include Pickleball Lighting at Founders Park.

Parks and Recreation Director Robinson reviewed her memo. She noted staff’s preferred option is option B; however, option C could be completed earlier than option B, but there is no warranty for that option. Assistant Parks and Recreation Director Smout discussed the specifications for the lights offered under each option. The Council concluded that this park will likely become the City’s secondary pickleball court as there are plans to build more courts at the City’s 50-acre regional park and, therefore, they supported option B.

Discussion regarding engineering of 50-Acre park on Gentile St./2000 West in preparation of phasing the project.

A staff memo from the Parks and Recreation Director explained on January 8, 2021, at the annual budget retreat, it was discussed that there would be an estimated 10 million dollars available for future parks. After a lengthy discussion, a majority of the council decided the 10 million dollars should be split (roughly) 50/50 between park development and land acquisition. Following the retreat, staff has looked at different opportunities to acquire land and how to best utilize available money to develop our undeveloped park land. Council had given direction to look into using the approximately 5 million dollars to do a possible phase of the 50-Acre Park on Gentile Street/2000 West; however, to move forward, the engineering on the undeveloped property will need to be done. If engineering is completed, the council will be able to determine the best options to move forward with possible phasing. In November 2017, the contract for design and engineering of the 50-Acre Park was awarded to JUB engineering; however, the cost of the engineering (approximately \$160,000.00) would need to be added to the upcoming budget amendment, and also, the fiscal year 2022 annual budget. The following items outline the goals of this discussion:

1. Whether council would like to move forward with engineering the 50-Acre Park on Gentile Street/2000 West (Regional Park)?
2. Whether council would like to amend the upcoming budget to include engineering of the 50-Acre Park on Gentile Street/2000 West (Regional Park)?

Parks and Recreation Director Robinson reviewed her staff memo. The Council stated they support proceeding with engineering for the 50-acre park as proposed. Mr. Bovero stated that action will be part of the budget opening to be acted upon during the April 13 meeting.

Planning item: Continued discussion of application for General Plan Map amendment, old R.C. Willey Site, located at approximately 1693

W. 2700 S.

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

Location:	1693 W. 2700 S.
Current General Plan:	Commercial, Low Density Residential, Medium Density Residential
Desired General Plan:	Medium Density Residential
Current Zoning:	R-a, G.C., A-1
Acreage:	Approx. 25 acres
Site Acreage:	General Plan is 7.5-acre medium density, 8.05 commercial, 9.45 acres low density.
Breakdown:	Proposed is 9.4 acres medium density, zero commercial, and 15.6 acres low density.

The applicant Psion Homes is requesting approval to amend the General Plan Map. This is in preparation to build a proposed townhome and single-family PRD development. A concept plan is required to be provided simultaneously with the application. The developer has worked to acquire the land from multiple landowners to create one cohesive design. One item of attention is that the plan's open space came up a little short of the required 20 percent so the developer is requesting to pay the in-lieu fee that would be used for improvements to the nearby Jensen Nature Park and Emigrant trail. Even with the fee, there are multiple amenities provided on site. More details on architecture and site plan would be provided in the future should the applicant be allowed to continue on with the rezone/preliminary plat process. Please review the attached concept plan, staff reviews, and application to decide if the item is harmonious with the general plan and land use ordinances for PRD developments. City Council reviewed the project on January 26 and tabled it after asking the applicant to reduce density and expressing concerns about the townhome use on the site in general. After the January 26 meeting, the applicant revised the plans to reduce density and add open space. They removed eight townhomes but added two single family units, with a net loss of six units. They also added about 3,000 square feet of common space. At the February 23 meeting, the City Council requested a traffic study which has been provided and attached in this report. The memo concluded the Planning Commission reviewed the item on January 19, 2021 and is forwarding a conditional recommendation for approval. Conditions are that the north row of townhomes be replaced with single family lots facing the cul-de-sac and that 10 percent of the townhome units be removed because they felt the ratio of townhomes to single family homes was a little high. The latest amendment removes the north row of townhomes but comes a little short of the 10 percent townhome reduction.

CED Director Steele reviewed the staff memo.

Council discussion centered largely on the traffic study that the developer performed for the project and the mention during the public comment period that the study did not include the traffic impact of the West Davis Corridor project on the area. Mr. Steele stated the City cannot require the developer to perform a study that evaluates the impact of other projects; he can only be required to provide an analysis of the impact his project will have on the traffic in the area. Councilmember Maughan suggested that the City should be able to provide the information regarding the WDC project in order for the Council to evaluate it in conjunction with the proposed project. The Council debated whether the traffic in the area will be increased when compared to the traffic that was previously generated by the R.C. Willey store.

Mayor Gailey asked Public Works Director Whiteley if the Utah Department of Transportation (UDOT) has indicated that traffic will increase on 2700 South when the WDC project is completed. Mr. Whiteley stated that UDOT has indicated that traffic on Bluff Road will decrease but increase on 2700 South after the WDC project; however, the increase is not dramatic, and it is correct that the proposed project should not generate more traffic than the R.C. Willey project generated. This led to philosophical discussion and debate among the Council regarding whether the facilities in the area are adequate to handle the traffic, after which Mayor Gailey indicated he will move this item to the business meeting agenda for April 13, 2021 for continued discussion and/or action.

Planning item: Proposed rezone, Residential (R-1) to Residential (R-1), for property located at approximately 939 W. 3150 S.

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

Location:	939 W. 3150 S.
-----------	----------------

Current General Plan: Low Density Residential
Current Zoning: R-1 (Single-family residential at 2.3 units per acre) and R-2 (single-family residential at 3 units per acre).
Proposed Zoning: R-1 (single-family residential at 2.3 units per acre)
Acreage: 2.5 Acres

During their regular meeting on February 16, 2021 the Planning Commission initiated an application for a rezone on the subject property in accordance with SCC 10.20.070.C

(C) Initiation. The City Council, Planning Commission, or a property owner may initiate proposed amendments to the text of this title and the zoning map as provided in subsection (D) of this section.

(D) Procedure. The City shall process and consider zoning text and map amendments as provided in this subsection.

(1) An applicant shall submit a request to the Community Development Department on a form established by the Department, along with any fee established by the City's schedule of fees. The application shall include at least the following information:

(a) Name and address of every person or company the applicant represents.

(b) Requested amendment and reasons supporting the request.

(c) If the proposed amendment requires a change in the zoning map, the application shall include:

(i) An accurate property map showing present and proposed zoning classifications;

(ii) All abutting properties showing present zoning classifications; and

(iii) An accurate legal description and an approximate common address of the area proposed for rezoning.

(d) If the proposed amendment requires a change in the text of this title, the application shall include chapter and section references and a draft of the proposed text.

The property owner has also expressed a desire for the entirety of the property to be zoned R-1, though property owner consent is not required to change zoning. The Planning Commission voted to recommend approval of the rezone on March 2, 2021.

CED Director Steele reviewed the staff memo.

Councilmember Maughan asked why it is necessary for the property's zoning to be changed to accommodate the type of development the applicant desires. Councilmember Teague stated the applicant desires to keep animals on the property and if he stops doing so under the R-2 zoning, he would not be able to resume that practice at some point in the future. The R-1 zoning is needed to preserve the animal keeping rights on the property.

The Council offered their support for the application and indicated they are comfortable acting at the April 13, 2021 meeting.

Planning item: Potential amendment of Syracuse Municipal Ordinance 10.100.030 concerning permitted uses in the town center overlay zone; and potential amendment of the Zoning Map from General Commercial to Professional Office at approximately 1875 W 1700 S.

A staff memo from the Community and Economic Development (CED) Department explained the City has identified the area around the intersection of 2000 West and Antelope Drive as the center of town. This is an area that the town desires to build up as mixed use 'core'. Currently, the core is limited to mostly retail and office with some attached housing. Almost the entire town center area is currently zoned General Commercial (GC) with a special overlay zone called the Town Center Overlay Zone (TC) An overlay zone 'sits on top' of the underlying zoning and acts as an added layer of regulation for special areas. The underlying zoning is GC. Permitted uses in the GC include automotive retail, fast food, gas stations, and other auto oriented land uses that prototypically are built as single-story structures, on stand-alone pads, with large areas of paving and parking. These are all welcome land uses in most parts of the city; however, the TC ordinance talks about creating a mixed-use central core that promotes walkability and human scale. The TC zone already prohibits auto repair, auto body, auto maintenance, auto detailing, car washes, and car dealerships. It stops short of limiting gas stations or fast food. Recently, there has been an increased number of inquiries for these two auto oriented businesses in the town center. The good news is that these businesses would provide added services and increase sales tax revenue for the city. However,

the potential issue that the city must evaluate, is that if the remaining open parcels are developed as gas stations and fast-food restaurants as allowed by the current zoning ordinance, the resulting physical appearance of the town center will be different than the mixed-use pedestrian oriented core as envisioned. During the city's Vision 2050 general plan update, public workshops were held where participants were asked to vote on pictures that most embody the desired theme of the city. Multiple pictures and architectural styles were voted on, including a 'highway commercial' theme, 'main street' theme, 'craftsman' and others. Only 9% of the participants said that 'highway commercial' theme was a desirous vision for the city. The city has also engaged private consulting firms in 2008 and 2018 to help envision the area. Both plans envisioned an increased mix of office and multifamily to the area. One of many potential remedies to this issue is for the city to amend the TC zone language. An amendment could be made that would prohibit gas stations and fast-food restaurants, which would make all existing gas stations and fast-food restaurants already in the TO an existing non-conforming use. However, it would not allow new ones in. Alternately, a proximity restriction could be instituted, limiting certain uses to 'one per mile' or 'one per town center' etc. This would ensure that certain uses will not be grouped very close together but does not resolve the architectural concerns raised by prototypical gas station and fast-food development patterns. A third option could be to place strict architectural requirements on all uses within the overlay zone to achieve the desired physical form such as limited side setbacks, required street facing entrances, maximum parking allowances, strict parking location ordinances, and/or signage size/style limitations. In this third scenario, the typical fast food and gas station physical layout would be difficult to make fit into the form of a mixed-use urban area. A fourth option would be to change the zoning to control the exact locations of the desired uses. These options were presented to Planning Commission on March 16th. They looked at the possibility of rezoning various parcels from GC to PO and voted unanimously to recommend not to change the zoning. They also looked at the possibility of amending the town center ordinance text and voted 4-2 to recommend not changing the text. In summary, here is a list of potential actions:

- Do nothing: this may result in various fast food and gas stations in the Town Center built to typical standards for the use.
- Amend the Ordinance: Options include:
 - proximity restrictions
 - permitted/prohibited uses.
 - increased architectural/ site planning standards to require a street facing door and limit the front setback.
- Change zoning map: Options include:
 - change GC areas that have been identified with Planning Commission to PO to restrict permitted uses and create an office area.
 - change GC areas in addition to the ones identified by Planning Commission to various other zones per the economic development plans of the city.

The memo concluded the goal of the discussion is to review the Town Center vision and plans. Decide if previous vision is still desired. Decide if amendments to the ordinance or zoning map are desired. If yes decide to place the rezone or text amendment on another work session or to a business meeting for a vote. Being a self-initiated rezone/text amendment, if no change is desired, no vote is necessary.

CED Director Steele reviewed his staff memo and facilitated discussion among the Council regarding the options included in the memo; several Councilmembers expressed concern that the second and third options included in the memo will ultimately result in businesses being driven to other communities. Councilmember Maughan suggested that each development application be considered and evaluated on its own merits rather than developing ordinances that prohibit certain types of businesses based on whether they promote walkability in the downtown area. Councilmember Savage agreed; he does like the idea of controlling parking and signage for a business located in the town center with the idea of promoting walkability, but he does not want to prohibit a single business type, such as a gas station or fast-food restaurant. Councilmember Bingham agreed; she supports imposing certain design standards that help to achieve a theme for the town center, but she does not want to prohibit any business type. Councilmember Bolduc stated she is not opposed to limiting the number of gas stations that can be located in the town center, but she does not want to take action that make it impossible for another gas station to be built at this time. Councilmember Teague stated he does not want the City to appear to be unfriendly to business; he wants to be proactive and make decisions that make the City business friendly while imposing reasonable development and design standards that will create a specific theme for the town center.

Mayor Gailey allowed input from the broker for Maverik Gas Station.

Preston (no last name provided) stated that Maverik is interested in building a new store on the land adjacent to the CVS Pharmacy; they are doubling their investment in this community and will ultimately sell the other store and place a deed restriction on the parcel to prevent the property from being used by another C-store.

There was brief discussion about the proposed layout of the site and whether the median in 1700 South will restrict access to the site; Preston indicated that he is working with adjacent property owners to secure reasonable access to the site while preserving other access ways that residents have become accustomed to using for school drop off at the nearby school. City Manager Bovero advised the Council to refrain from discussing details that will be addressed in the actual development application.

Continued discussion/review of draft policy regarding youth travel/overnight outings

A staff memo from the City Attorney explained that based upon comments made by the Council in the previous meeting and a few more suggestions from the Recreation Department, changes have been made to the draft Youth Outing policy. Changes include:

- Allowing 18-year-old students to be considered Participants, and not excluded from participation due to being “adults.”
- Requiring at least two volunteers/chaperones on each outing, regardless of the number of Participants
- Requiring those who have not already been background checked as part of their volunteer participation in a program (such as coaches) to pay the City’s costs in running their background checks.
- Restriction against leaving activities with anyone other than the group or a parent/guardian (no friends, relatives, etc.)
- Requirement that Participants be segregated by gender.
- Addresses lodging concerns that might arise with transgender or LGBTQ participants. Language was adopted from recommended policies advanced by the US Department of Education in the publication *Examples of Policies and Emerging Practices for Supporting Transgender Students*, page 9. Our draft policy starts from the presumption that a transgender student will be lodged according to their gender identity, rather than their biological gender. The draft policy does not take a Participant’s sexual orientation into account as it relates to lodging. If circumstances will lead to ostracization of a participant, or jeopardizes that participant’s safety, then other accommodations could be arranged. The policy makes it clear that a participant cannot be denied the right to participate on account of their gender identity or sexual orientation. This would include both explicit and constructive denial. The memo concluded the following are goals of this discussion: Continue discussion regarding the overnight policy. If the policy has reached a point where it may be adopted, then direct that it be placed on a business meeting for vote.

City Attorney Roberts reviewed the staff memo and facilitated a discussion among the Council regarding the implications of the proposed policy.

Councilmember Maughan asked if this policy is actually necessary given that the City does not sponsor any youth groups that would need to engage in overnight activities. Councilmember Bingham stated the City does sponsor the Youth Court and Youth Council, both of which have access to annual training opportunities that would require them to stay overnight somewhere away from home. Mr. Bovero stated the benefit of having a policy is to address any liability the City may incur if overnight outings resume in the future. Mr. Roberts agreed and stated the policy will make it much easier for leaders to enforce certain matters.

2021 Utah Legislative Session Recap.

A staff memo from the City Manager explained this year, the City divided up assignments for legislative tracking based on legislative committees. This discussion is an opportunity to brief the Council on significant legislation and its potential impact on the City. Below is a brief summary of legislation we have to report at this time. Other bills can also be discussed at the meeting.

Voting & Public Meetings

- **SB0072 (OPMA amendments):** Clarifies that the only vote that can be taken during a closed session is to

adjourn.

- **HB75 (Municipal Alternate Voting Methods Pilot Project):** This is a law initially enacted in 2019 with plans to terminate on January 1, 2026. This new bill adjusts deadlines for municipalities to opt into the Pilot Project. Not super important, since we have already authorized the agreement with the County to proceed with a vote-by-mail election.
- **HB0023 (Voter Referendum Amendments):** The rezone of a single property or multiple properties is now referable. We have been basically operating that way in the past as we considered the term 'land use law' to encompass individual zoning decisions. The amendments also adjust the timeline associated with a referendum process; these changes are in line with streamlined election processes that allow for quicker processing of petitions and adding items to a ballot.

Public Safety

- **SB 155 (988 Mental Health Crisis Assistance):** This bill sets aside funding and begins to establish the support necessary for a 988 Mental Health Crisis number, which will primarily summon mental or behavioral health experts instead of police officers. Police are routinely summoned when an individual is exhibiting aggressive behavior due to behavioral or mental health crisis, but they are sometimes ill-equipped to manage the situation. This bill starts the process of rolling out a 988 service that people can call without fear that their loved ones will be hauled off to jail or become engaged in violent behavior with officers. The bill also institutes a commission to study and make recommendations regarding the crisis line. The commission is scheduled in the bill to complete their work by the end of 2022.
- **HB 84 (Use of Force Reporting Requirements)** This small bill adds tracking statistics regarding the use of force by law enforcement officers as part of the statewide reporting system. It is hoped that this will result in more data for policy decisions going forward. It may also have an effect of officers being more conservative in their use of force decisions, which is good if you are concerned about police use of excessive force, but bad if you are concerned about officers feeling that they must be exposed to unnecessary risks due to concerns with force being reported and excessively scrutinized.
- **SB 13 (Law Enforcement Internal Investigation Requirements)** Historically, an officer under investigation for serious misconduct (but which did not rise to the level of a criminal offense) has been permitted to resign from a police force and sign an agreement with an employer that the employer will not divulge the existence of that IA to a recruiting agency. This bill eliminates that practice and requires the police department to provide reports to prospective employers, and to provide certain investigations to POST.
- **SB 127 (Human Services Program Amendments):** This bill established regulations for "congregate care programs" such as residential youth support/treatment programs or therapeutic schools. We have two of these in Syracuse. This does not directly impact the City's functions, but considering our two residential youth treatment programs, it is good to be aware of the increased regulations and attention that these facilities are receiving.
- **SB 196 (Law Enforcement Agency Disclosure Amendments):** This Bill is connected to SB 13, and provides immunity from suit for law enforcement employers who provide evidence of internal investigations to prospective employers. Cities have been fearful of lawsuits from former employees, particularly if they signed a termination agreement, and have withheld information regarding abandoned investigations as a result of a resignation. This bill provides protection to cities, whose administrators may now speak frankly about what happened. It is hoped that this will reduce the incidence of officers hopping between agencies or avoiding responsibility for improper behavior.
- **Failed Public Safety Bills:** Multiple include attempts to remove qualified immunity from officers; attempting to hold cities liable if rioters damage property after a department pulls its employees back from rioters; and permitting a city to create a civilian review board with hiring and firing power. An attempt to undo bail reform completed during a 2020 special session proved unsuccessful.

Land Use

- **HB82 (Single Family Housing Modifications):** Requires cities to allow internal accessory dwelling units in

all residential zones. Some requirements are allowed to be placed on the unit. Reduces requirements from the building code to make internal ADUs more feasible.

- **HB98 (Local Government Building Regulation Amendments):** Prevents cities from regulating style and building materials on single-family, two-family, and townhomes, except when under a development agreement and when a developer gets an additional benefit, such as more density.
- **HB409 (Municipal County Land Use and Development):** Requires that cities ensure Planning Commissioners obtain at least 4 hours of training per year. The cities are required to track each PC member's progress. Also, newly appointed PC members cannot participate in a meeting until they receive 4 hours of training. Also requires conditional uses to have "objective" standards.
- **SB65 (Community Reinvestment Agency Amendments):** Allows for a CRA to be dissolved at the end of its term, but continue to levy its own property tax within the CRA for its purposes. The CRA cannot use eminent domain under this scenario. A CRA can also work out a new cooperative multi-agency CRA for economic development purposes.

Water

- **SB199 (Water Amendments):** Beginning January 1, 2022 secondary water supplier will need to establish a special reserve to fund installation and replacement of water meters. The City cannot increase rates to fund the reserve by more than 10% in a year, unless it is due to catastrophic event, or notifies customers with an explanation prior to increasing rates. Also, a plan is required to demonstrate to the State the cost of installing secondary meters, how long it would take to complete full metering by no later than December 31, 2040, and the method by which it will finance metering.

Mr. Bovero briefly reviewed the staff memo and invited open discussion among the Council regarding various pieces of legislation.

Annual training: Open and Public Meetings Act and Municipal Officers Ethics Act; Review of Council Rules of Order and Procedure; and discussion of ways and means of placing an item on a City Council meeting agenda.

This item was tabled until April 13, 2021 due to the late hour of the meeting.

Discussion of future agenda items/Council announcements.

This item was not discussed.

The meeting adjourned at 9:19 p.m.

Mike Gailey
Mayor

Cassie Z. Brown, MMC
City Recorder

Date approved: May 11, 2021