

Minutes of the Regular meeting of the Syracuse City Council held on March 12, 2019 at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Lisa W. Bingham
Corinne N. Bolduc
Dave Maughan
Doug Peterson
Jordan Savage

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

City Employees Present:

City Attorney Paul Roberts
Finance Director Steve Marshall
Public Works Director Robert Whiteley
Police Chief Garret Atkin
Fire Chief Aaron Byington
Community and Economic Development Director Noah Steele

1. Meeting Called to Order/Adopt Agenda

Mayor Gailey called the meeting to order at 6:00 p.m. as a regularly scheduled meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Councilmember. Rajan Zed, President of the Universal Society of Hinduism, provided the opening prayer, after which Administrative Intern Bridger Langeveld led the audience in the Pledge of Allegiance.

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

2. Public comment.

There were no public comments.

3. Presentation of Syracuse City and Syracuse Chamber of Commerce "Award for Excellence" for the month of March 2019.

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 the Syracuse Chamber of Commerce, present the recipients for the "Syracuse City & Chamber of Commerce 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 monthly award recipients will each receive a certificate and be recognized at a City Council meeting; have their photograph placed at City Hall and the Community Center; be written about in the City Newsletter, City's Facebook and Twitter Feed, and the City's website.

Syracuse Chamber of Commerce President Keith Kennington noted both youth receiving the award for March 2019 were nominated by the staff of Syracuse High School.

Brynlie Green:

Brynlie was Syracuse High School (SHS) English Sterling Scholar 2019 and represented SHS in the semi-finals. She is a student writer for the Standard Examiner and serves as a judge for the Syracuse High School writing contest. Brynlie takes initiative and gets results; she is positive, calm, and kind to others. In her spare time Brynlie volunteers at retirement centers and is the Teen Library Research aid at Syracuse High. Brynlie is involved in numerous clubs and is the Editor in Chief of the SHS yearbook. She has a passion for a wide variety of things and a broad spectrum of experiences. Such experiences allow her to be able to interact and connect with people from all walks of life. Brynlie is the Vice President of the Hope Squad, a photographer, and former Miss Teen Syracuse. Brynlie is currently creating an organization to help older members of our community combat loneliness. Brynlie is an Honor Roll Student, English Sterling Scholar, and Westminster Honors College member.

Hunter Peart:

Hunter is a Sterling Scholar Computer Technology Semi-Finalist. He is a volunteer on the Syracuse City Youth Court and an Eagle Scout. Although Hunter struggled with mathematics, that never stops him from working on getting better and achieving goals he sets. Hunter currently takes AP Calculus, AP Literature, AP Government, AP Comparative, AP Physics and Web development. Hunter plays the cello and is part of The Syracuse High School Orchestra. He has participated in “Stuff the Bus” working toward helping children in need with school supplies. Hunter is compassionate and always willing to give a hand to anyone that is in need, and is currently preparing to serve a religious mission upon graduation.

4. Approval of minutes.

The following minutes were reviewed by the City Council: Work Session and Special Meeting of January 22, 2019.

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

5a. Common consent: Authorize Administration to execute contract with Davis County Clerk/Auditor’s Office for 2019 Municipal Election administration.

An administrative staff memo explained work is underway between the City Recorder’s Office and the Davis County Clerk/Auditor’s Office to prepare for the 2019 Municipal Election. For the Council’s consideration is an agreement between Syracuse City and Davis County that specifies the services that will be provided by the County and the duties that will be handled by the City Recorder. Davis County has asked that the contract be acted upon by the end of March in order for them to proceed with planning for the number of cities that they will be assisting. The City and County will jointly administer a By-Mail Election. The County will provide a by mail ballot to all active registered voters and will also tabulate all ballots that are returned. Voters will have the option of dropping their ballot at City Hall or other drop boxes located throughout the County rather than paying return postage. Additionally, one polling location will be provided for in-person voting on Election Day. During the February 26 City Council work session, City Administration recommended that the City contract with the County for election administration via the By Mail system. Davis County has provided a contract for Council review and City Administration is asking that the Council authorize Mayor Gailey to execute the agreement.

COUNCILMEMBER MAUGHAN MOVED TO AUTHORIZE ADMINISTRATION TO EXECUTE CONTRACT WITH DAVIS COUNTY CLERK/AUDITOR’S OFFICE FOR 2019 MUNICIPAL ELECTION ADMINISTRATION. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

5b. Common consent: Proposed Resolution R19-06 amending City Policy to allow for consideration of financial hardship relative to ambulance billing.

An administrative staff memo explained currently, resolution R14-39 allows an individual to request a reduction in their ambulance bill after meeting criteria based upon a calculation of the requestors verified income, household size and the Federal Poverty Guideline. The recommended amendment to Resolution No. R14-39 asks for the consideration of denying requests for ambulance bill reduction for individuals with verified income of greater than 250% of the Federal Poverty Guideline. This item was discussed during the February 26 work session meeting and the Council gave their consent for Fire Department Administration to proceed with the proposed amendments. Proposed Resolution R19-06 has been drafted to formalize the discussed changes.

COUNCILMEMBER MAUGHAN MOVED TO ADOPT RESOLUTION R19-06 AMENDING CITY POLICY TO ALLOW CONSIDERATION OF FINANCIAL HARDSHIP RELATIVE TO AMBULANCE BILLING. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

5c. Common consent: Authorize Administration to execute Animal Control Services interlocal agreement with Davis County.

An administrative staff memo explained this is an amendment to the Interlocal Agreement signed in 2016, which authorizes the County to provide animal control services within Syracuse City, including enforcement of the City's animal control ordinances. Animal Control costs are billed based on a calendar year schedule; costs are broken down and paid monthly. This amendment replaces Exhibit A from the original agreement. Animal Control is funded from the following sources:

- o Davis County general fund
- o Cities within the interlocal agreement
- o Fines, fees, and other collections by Davis County Animal Control
- o Donations

Contract Cities are responsible for 50% of the projected expenses, after subtracting the revenue received by the County from licenses, fees, etc. Syracuse City's obligation is based on the City's proportion of animal control calls for services, compared with all calls for service county-wide. Wild and nuisance animals are billed separately at \$25.75 per call. A 5-year capital projects fund has been established at \$562,000 and will be funded 50% by the cities. The City's obligation is, again, calculated based on the proportional calls for service versus the entire County. An advisory committee has been established to advise the County on budgetary issues. The committee is made up of two members from the County and two city managers. The term of the original agreement is through December 31, 2020; either party may terminate the agreement and each party holds the other party harmless and indemnifies the other party. The 2019 Calendar year contract amount for the City is:

- o Usage Rate-Based Cost: \$74,786.30
- o Wild Life Calls: \$2,600.75
- o Capital Project Fund: \$4,402.98
- o **Total: \$81,790.03**

This represents a 21.4% increase over last year.

COUNCILMEMBER MAUGHAN MOVED TO AUTHORIZE ADMINISTRATION TO EXECUTE ANIMAL CONTROL SERVICES INTERLOCAL AGREEMENT WITH DAVIS COUNTY. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

5d. Common consent: Consideration of Final Plat approval, Criddle Farms Phase 2, located at approximately 4050 W. 920 S.

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

Location:	4050 W. 920 S.
Current Zoning:	R-3
General Plan:	R-3
Total Subdivision Area:	9,582 Acres
Number of Lots:	29

The applicant has requested approval of a twenty-nine-lot subdivision as an addition to the existing Criddle Farms development. This phase will complete the Criddle Historical Park property creation and be the first part of Criddle Farms to utilize utilities outlined in an interlocal agreement between Syracuse and West Point. Because of this agreement, West Point has also reviewed the plans and staff provided comments to the applicant. There are some unresolved comments that have been received by West Point, therefore, staff recommends the final plat be approved, with the condition that all outstanding staff comments be addressed prior to construction.

COUNCILMEMBER MAUGHAN MOVED TO GRANT FINAL PLAT APPROVAL, CRIDDLE FARMS PHASE 2, LOCATED AT APPROXIMATELY 4050 W. 920 S, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

6. Continued Public hearing – Proposed Ordinance 19-02 amending an Impact Fee Facilities Plan and Impact Fee Analysis for Storm Water; providing for the calculation and collection of such fees; providing for appeal, accounting, and severability of the sale; and other related matters

A staff memo Administrative Services Director Marshall explained the City is currently in the process of evaluating and updating our impact fee plans for Syracuse City. The City has recently made updates to the storm drain master plans. This document replaces the 2007 storm drain master plan. The Impact Fee Facility Plan (IFFP) was created and is used to perform an Impact Fee Analysis (IFA). The IFFP and IFA should not be older than approximately ten years and are required by State Code (11-36a) to impose or update impact fees. The draft IFFP and IFA were presented to the City Council at the work sessions of January 22 and February 26, 2019 for review and discussion.

Here is a comparative of our current storm impact fee compared to the proposed fee. The biggest change is that we will charge a universal rate for all developments as opposed to a different rate based upon the zoning since all development detains and discharges the same rate regardless of what zone it is in, it is not necessary to differentiate between zones when collecting impact fees.

Current Fee

Sewer - Storm (ENR Construction Index)	Existing Impact Fee			
R1	\$4,748.00	per acre or 0.109 sf	NA	NA
R2	\$5,053.00	per acre or 0.116 sf	NA	NA
R3	\$5,532.00	per acre or 0.127 sf	NA	NA
R4	\$6,316.00	per acre or 0.145 sf	NA	NA
PRD	\$6,011.00	per acre or 0.138 sf	NA	NA
GC	\$11,369.00	per acre or 0.261 sf	NA	NA
C2	\$10,716.00	per acre or 0.246 sf	NA	NA
I1	\$11,369.00	per acre or 0.261 sf	NA	NA
A1	\$3,006.00	per acre or 0.069 sf	NA	NA
PO	\$11,369.00	per acre or 0.261 sf	NA	NA

Proposed Fee

Storm Impact Fee = \$7,488.65 per acre or 0.172 per square foot.

This fee will change each year since A credit is made for the new capital projects that will benefit existing development. See the Storm Water IFA Plan for further details.

Comparative to Other Cities

Total Impact Fees:	Single Family Dwelling (1/4 acre)
Orem SW 100%	\$2,578.90
Syracuse (Proposed 2019)	\$1,872.16
West Jordan	\$1,791.25
American Fork	\$1,672.70
South Jordan	\$1,619.50
Pleasant Grove	\$1,417.94
Taylorsville	\$1,406.01
Syracuse (Current*)	\$1,353.06
Layton	\$1,093.07
Sandy	\$937.00
Provo	\$890.00
Lindon	\$799.00
Springville	\$630.18
St. George	\$512.00
Saratoga Springs	\$444.00
Salt Lake City	\$374.00
West Valley	\$372.75
Orem Citywide	\$365.97
Lehi	\$347.75
Spanish Fork	\$132.86

*Average of Sewer – Storm R1-R4 categories found in the Syracuse City Consolidated Fee Schedule effective July 1, 2018

According to Utah Code 11-36a-301:

*(1) Before imposing an impact fee, each local political subdivision or private entity shall, except as provided in Subsection (3), prepare an **impact fee facilities plan** to determine the public facilities required to serve development resulting from new development activity.*

According to Utah Code 11-36a-303:

*(1) Subject to the notice requirements of Section 11-36a-504, each local political subdivision or private entity intending to impose an impact fee shall prepare a **written analysis** of each impact fee.*

11-36a-401. Impact fee enactment.

- (1) (a) A local political subdivision or private entity wishing to impose impact fees shall pass an **impact fee enactment** in accordance with Section 11-36a-402.*
- (b) An impact fee imposed by an impact fee enactment may not exceed the highest fee justified by the impact fee analysis.*
- (2) An impact fee enactment may not take effect until **90 days** after the day on which the impact fee enactment is approved.*

The impact fee enactment is attached as Ordinance 19-02 and is accompanied by, Exhibit A – impact fee facilities plan, and Exhibit B – impact fee analysis. This ordinance can both be approved tonight along with the resolution for the consolidated fee schedule; there is a 90-day protest period before the ordinances and fee schedule can take effect.

Public Works Director Whiteley reviewed the information contained in the staff memo.

Councilmember Savage stated that he reviewed the fee schedule action associated with this item and did not see where there is a separate impact fee for agricultural properties. Mayor Gailey asked that Mr. Whiteley wait to answer that question until after the public hearing has been closed.

Mayor Gailey opened the public hearing at 6:22 p.m. There were no persons appearing to be heard and the public hearing was closed.

Mr. Whiteley addressed Councilmember Savage’s question; he has left the fee schedule as initially drafted with the knowledge that the Council has the ability to adjust the fee as they deem appropriate for the development of an agricultural property. He stated that he does not believe there will be a significant number of such instances.

Council Member Bolduc referenced the opportunity for agricultural properties to be annexed into Syracuse City and she asked if it would be apparent that an impact fee would be charged to those properties during the annexation process. City Manager Bovero noted that impact fees are only assessed when a property is being developed. Council Member Bolduc stated there may be instances when an owner of a five-acre parcel of agricultural property desires to build their home there; that would be considered development and the owner would be assessed the impact fee for a five-acre development. City Attorney stated the Council could find that situation would be unique, and they could adjust the fee that has been defined for a five-acre development.

COUNCILMEMBER MAUGHAN MOVED TO ADOPT ORDINANCE 19-02 AMENDING AN IMPACT FEE FACILITIES PLAN AND IMPACT FEE ANALYSIS FOR STORM WATER; PROVIDING FOR THE CALCULATION AND COLLECTION OF SUCH FEES; PROVIDING FOR APPEAL, ACCOUNTING, AND SEVERABILITY OF THE SALE; AND OTHER RELATED MATTERS. COUNCILMEMBER BOLDUC SECONDED THE MOTION; ALL VOTED IN FAVOR, WITH THE EXCEPTION OF COUNCILMEMBER SAVAGE, WHO VOTED IN OPPOSITION.

7. Public hearing – Proposed Resolution R19-07 amending the Syracuse City Consolidated Fee Schedule by making adjustments throughout.

A staff memo Administrative Services Director Marshall referenced a list of proposed changes to the consolidated fee schedule. Further down is a detailed explanation of the fire fee changes:

Effective 3/12/2019:

- Update the transportation impact fee with the following note. “Please review the transportation IFA plan on our website for a complete list of commercial impact fees.” No changes were made to the fees.
- Update the resolution number to R19-06 in reference to the hardship waiver policy update.

Effective 6/10/2019:

- Changes to Storm Water impact fees. Increase to \$7,488.65 or .172 per square foot. See details on storm water impact fee agenda item.

Mr. Marshall reviewed his staff memo

Mayor Gailey opened the public hearing at 6:28 p.m. There were no persons appearing to be heard and the public hearing was closed.

Councilmember Maughan stated that before considering adoption of this resolution, he would like to hear Councilmember Savage’s explanation for his opposing vote on the adjustments to the storm water impact fees. Councilmember Savage stated that Syracuse City is a farming community and he does not want to enact any policy that would create a roadblock for an agricultural use to continue. Councilmember Maughan stated it is his understanding that the adjustments to the impact fees should not create any such roadblocks. City Attorney Roberts stated that is correct; if an individual were to purchase an agricultural property that was previously undeveloped and they chose to build a home on that property, they would only be assessed the impact fee for the portion of the property upon which the home would be located. The impact fee would be based upon the actual impact the residential use would have on the City’s systems and not necessarily for the total acreage of the property. Councilmember Savage stated he misunderstood; he believed that the fee would be based upon the total acreage for the property. He stated he understands that fees much be charged for actual impacts.

COUNCILMEMBER SAVAGE MOVED TO ADOPT RESOLUTION R19-07 AMENDING THE SYRACUSE CITY CONSOLIDATED FEE SCHEDULE BY MAKING ADJUSTMENTS THROUGHOUT, WITH THE CLARIFICATION THAT THE IMPACT FEE CHARGED FOR ANY DEVELOPMENT ON AGRICULTURAL PROPERTY WILL ONLY APPLY TO THE AREA OF IMPERVIOUS SURFACE. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

8. Authorize Administration to execute contract for 500 West Road Widening Project and remodel of home located at 555 W. 2525 S.

A staff memo from Public Works Director Whiteley explained this project consists of the following improvements:

- 500 West Street - 1950 South to 2150 South Street
 - Widen the west side of 500 West with curb, gutter and sidewalk. Street trees and a sprinkling system will also be installed.
- 555 West 2525 South House
 - Includes the widening of 500 West adjacent to the 555 West house along with a house remodel to relocate the garage and driveway to the north side.

Bids were opened on March 5, 2019. There were thirteen plan holders and three bids were received. The budgeted amount for the project was \$325,000.00 and the low bidder was Staker Parson Companies with a total bid amount of \$348,023.31. The cost of the house remodel came in higher than expected. The difference could be added from the transportation impact fee fund during a future budget opening. The memo concluded construction will begin in the spring and will be completed by the summer of 2019; staff recommends the contract be awarded to Staker Parson Companies.

Mr. Whiteley reviewed his staff memo.

Councilmember Peterson inquired as to the breakdown of the bid, i.e., the portion that was for the remodel of the home and the portion that was to widen the west side of 500 West. Mr. Whiteley stated the cost for the home remodel is approximately \$75,000, which is slightly higher than the estimate. The remainder of the bid amount is for the road widening.

Councilmember Bolduc asked if the remodel project includes fencing of the yard. Mr. Whiteley answered yes; there will be a retaining wall and fence installed on the property to separate the accessory parking pad from the sidewalk.

COUNCILMEMBER MAUGHAN MOVED TO AUTHORIZE ADMINISTRATION TO EXECUTE CONTRACT FOR 500 WEST ROAD WIDENING PROJECT AND REMODEL OF HOME LOCATED AT 555 W. 2525 S. COUNCILMEMBER SAVAGE SECONDED THE MOTION; ALL VOTED IN FAVOR, WITH THE EXCEPTION OF COUNCILMEMBER MAUGHAN WHO VOTED IN OPPOSITION.

9. Public hearing – Authorize Administration to dispose of surplus property: real property (home) located at 555 West 2525 South, and Fire Department equipment.

An administrative staff memo explained both the Public Works and Fire Departments are seeking approval of disposal of surplus equipment.

Public Works Department - House at 555 West 2525 South:

The property at 555 West 2525 South was purchased by the city March 2018 for the purpose of road widening along 500 West. The property plat amendment was approved by Planning Commission on Feb 19, 2019. Bids were collected on the house remodel, which involves changing the garage from a three car on the east side of the house to a two car on the north side. The property must be determined as surplus to put the house up for sale. Once surplus is approved and construction is complete, an appraisal will be made and brought to city council to discuss in a future closed session prior to selling it.

Fire Department:

- Hurst Hydraulic Extrication Equipment
 - Equipment is 15 – 20 years old and will be replaced with newly purchased extrication equipment.
 - Equipment is obsolete and can no longer be serviced.
- Expired Structural Helmets (10 qty)
 - Can no longer be used as safety equipment and have no value.
- Structural Fire Hose (13 qty)
 - Has failed hose testing and can no longer be used

The memo concluded staff is recommending Approve the disposal of surplus property. Recognize that discussion on the house will return to council to determine the value prior to selling it.

Public Works Director Whiteley and Fire Chief Byington reviewed their respective portions of the staff memo.

Mayor Gailey opened the public hearing at 6: p.m. There were no persons appearing to be heard and the public hearing was closed.

COUNCILMEMBER PETERSON MOVED TO AUTHORIZE ADMINISTRATION TO DISPOSE OF SURPLUS PROPERTY. COUNCILMEMBER BINGHAM SECONDED THE MOTION; ALL VOTED IN FAVOR.

Councilmember Maughan stated that he understands the value of some of the Fire Department items is minimal, but hopes staff takes tries to sell them for some amount of money before simply donating them or disposing of them. Chief Byington stated that he understands there are some that will pay for items for various reasons, such as sentimental value, and any remaining items will be donated to a museum or to an arts entity that could put the items to use. City Manager Bovero added that when disposing of expired or surplus items, Administration must also weigh the cost of staff time spent to try to sell the property. Staff must be careful not to spend more time trying to sell an item than the item is worth.

10. Proposed Ordinance 19-04 amending Chapter 10.75 of the Syracuse City Code pertaining to the Planned Residential Development Zone.

A staff memo from the Community and Economic Development (CED) Department explained the City has received an application to amend the text of Chapter 10.75 of the Syracuse City Code, which is the Code section governing Planned Residential Development (PRD) types; the applicant is Mike Bastian. The Planning Commission and City Council have reviewed this item over the course of several meetings dating back to July of 2018.

CED Director Steele reviewed his staff memo and facilitated a review of the proposed ordinance, with encompasses the Council's recommended amendments that have been submitted over the course of several work session meetings.

Councilmember Bolduc asked Mr. Steele to provide information about the setback regulations for PRD developments. Mr. Steele referenced the setbacks in the existing PRD ordinance. Councilmember Bolduc stated she feels the setbacks should be adjusted to more closely align with the setbacks for Residential Planned Community (RPC) developments, which are 20-foot for the front yard and five-feet on each side. Councilmember Maughan stated that the difference is that attached units are allowed in the PRD, while they are disallowed in the RPC zone; for that reason, he does not believe the setbacks should be the same.

Mayor Gailey invited input from the applicant relative to the matter of setbacks. Mr. Bastian stated that he is hopeful that the Council can reach a resolution on this matter tonight; he spoke to Mr. Steele about the issue of setbacks the other day and he agreed with Councilmember Maughan about the differences between the PRD and RPC zones. It is true that the PRD zone does allow townhomes and attached units, but he still believes that a five-foot sideyard setback is appropriate as that would provide a distance of at least 10-feet between buildings. The current ordinance calls for an eight-foot sideyard setback, which will decrease each building size by at least six feet, which is an immense difference in the square footage of a home. It would actually equate to anywhere between 240 and 270 additional square feet in a home, which provides for a higher quality product for residents interested in living in Syracuse.

The Council then engaged in philosophical discussion about debate regarding the appropriate setback for buildings in the PRD zone; they were unable to reach a consensus and determined to continue the discussion in the next work session meeting before taking action on the proposed ordinance. Councilmembers Bingham, Bolduc, and Peterson indicated that they felt the sideyard setback should be greater for detached homes, but could be lower for attached units. Councilmember Savage stated he feels he can agree with that direction. Councilmember Maughan stated that will lead to developers building projects that have no detached units because those units will take up extra space. He indicated he would prefer to continue discussion of the setback issue to try to reach a compromise.

Mr. Bastian stated that he plans to build a product that will be roughly six units per acre; this will provide for a mix of detached and attached units; the sideyard setbacks will not allow a developer to increase the density of a project and, rather, it will only impact the quality of the units that they build as an increased sideyard will decrease a unit size.

COUNCILMEMBER MAUGHAN MOVED TO TABLE ORDINANCE 19-04 AMENDING CHAPTER 10.75 OF THE SYRACUSE CITY CODE PERTAINING TO THE PLANNED RESIDENTIAL DEVELOPMENT ZONE.

The motion died for lack of a second.

COUNCILMEMBER BOLDOC MOVED TO ADOPT ORDINANCE 19-04 AMENDING CHAPTER 10.75 OF THE SYRACUSE CITY CODE PERTAINING TO THE PLANNED RESIDENTIAL DEVELOPMENT ZONE, WITH THE FOLLOWING ADJUSTMENTS:

DEFINING THE SIDERYARD SETBACK AS FIVE-FEET

DEFINING MINIMUM ACREAGE FOR A PRD DEVELOPMENT AS 4.5 ACRES RATHER THAN FIVE. COUNCILMEMBER MAUGHAN OFFERED A FRIENDLY AMENDMENT TO REDUCE THE MAXIMUM BUILDING HEIGHT FROM 35 FEET TO 30 FEET.

Councilmember Bolduc stated she would not accept that friendly amendment as this matter was discussed by the Council in previous meetings. Councilmember Peterson stated that the Council discussed a variable building height depending upon the land use for properties adjacent to a PRD development. PRD developments located next to a single-family home will have a maximum building height of 30 feet, but PRD developments next to comparable land uses can have a maximum building height of 35-feet. He stated the ordinance already provides for that variation.

City Attorney Roberts stated that if Councilmember Bolduc does not accept the friendly amendment, Councilmember Maughan's amendment should be treated as a substitute motion and the Council should act upon that motion before acting upon the original motion.

The Council discussed the intent of Councilmember Maughan's suggested amendment to the building heights in order to gain clarification on the ratio of building height to development density and setbacks, after which Councilmember Bingham stated she would prefer to table discussion in order to ensure that the entire Council clearly understands the amendments that are being proposed and the potential impact those amendments could have on a PRD development.

COUNCILMEMBER MAUGHAN OFFERED A SUBSTITUTE MOTION TO TABLE ORDINANCE 19-04 AMENDING CHAPTER 10.75 OF THE SYRACUSE CITY CODE PERTAINING TO THE PLANNED RESIDENTIAL DEVELOPMENT ZONE. COUNCILMEMBER BINGHAM SECONDED THE MOTION; ALL VOTED IN FAVOR, WITH THE EXCEPTION OF COUNCILMEMBER PETERSON, WHO VOTED IN OPPOSITION.

11. Public comments.

There were no public comments.

12. Mayor/Council announcements and discussion of future agenda items.

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

13. Recess to convene in work session in large conference room of City Hall.

Mayor Gailey recessed the business meeting at 7:23 p.m. to allow the Council to convene in a Redevelopment Agency (RDA) special meeting, followed by a work session in the large conference room of City Hall.

The meeting reconvened at 8:43 p.m.

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

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

The closed session began at 8:43 p.m.

The meeting reconvened at 9:00 p.m.

City Council Regular Meeting
March 12, 2019

At 9:00 p.m. COUNCILMEMBER SAVAGE MADE A MOTION TO ADJOURN. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

Mike Gailey
Mayor

Cassie Z. Brown, MMC
City Recorder

Date approved: April 23, 2019

Redevelopment Agency Special Meeting
March 12, 2019

At 7:30 p.m. BOARDMEMBER BOLDUC MADE A MOTION TO ADJOURN. BOARDMEMBER SAVAGE SECONDED THE MOTION; ALL VOTED IN FAVOR.

Mike Gailey
Mayor

Cassie Z. Brown, MMC
City Recorder

Date approved: April 23, 2019

Minutes of the Work Session meeting of the Syracuse City Council held on March 12, 2019 at 7:34 p.m., in the Council Work Session Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Lisa W. Bingham
Corinne N. Bolduc
Dave Maughan
Doug Peterson
Jordan Savage

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

City Employees Present:

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

The purpose of the Work Session was to discuss the Minor Subdivision application for the Rosewood Townhomes Subdivision, located at approximately 1600 S. 2000 W.; receive a legislative update; and continue review and discussion of the draft Parks Master Plan.

Discussion of Minor Subdivision application, Rosewood Townhomes Subdivision, located at approximately 1600 S. 2000 W.

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

Property Address: Approximately 1600 South 2000 West
Number of Lots: 9
Current Zoning: R-4 Residential
Subdivision Acreage: 1.278

The applicant has requested approval of a minor subdivision called Rosewood Townhomes. This plat is intended to allow for sale of the townhomes as individual units and to allow for universal irrigation of the entire project. The subdivision will create 6 new lots and add them to three existing 4-plex units on the property. The ground will be platted as common space to allow for universal irrigation of both the existing and new areas of the subdivision. Building permits for the 6 proposed townhomes have already been issued to construct on the larger legal parcel. The R-4 Code states the following about new development:

“The purpose of this zone is to provide for the development of one- to four-family residential structures and service facilities in a more consolidated fashion than other areas permit. This zoning is only applicable to the existing R-4 zones on the zoning map. In no case shall any additional property within the city be rezoned or general planned to R-4.”

This prevents new properties from being developed in the R-4 Zone but does not prohibit improvement or new development within existing R-4 Zone areas. On January 29, 2018 the applicant met with the Board of Adjustment concerning the front setback of the western-most townhomes shown on the plat. This request was denied, and the applicant modified the location of the townhomes to meet the R-4 ordinance.

The memo concluded the Planning Commission held a public hearing regarding the application on March 5, 2019 and unanimously voted to forward a positive recommendation for approval to the City Council.

Councilmember Maughan stated that the Council is familiar with this application and he is comfortable with staff placing it on the consent portion of a future business meeting agenda to allow for final action.

Legislative update

City Manager Bovero referenced the Council's February 12, 2019 discussion of topics being considered in the 2019 Legislative Session and noted the purpose of this agenda item is to provide the Council with status updates for bills as of Wednesday, March 6. He referenced a legislative bill tracking link at the Utah League of Cities and Towns (ULCT) website and he facilitated discussion among the Council specifically regarding metering of secondary water and affordable housing.

Councilmember Maughan stated his greatest concern continues to be the fact that the ULCT has not promoted legislation that would repeal the sales tax burden on cities for State-wide homeless shelter resources. Mr. Bovero stated that is likely due to the fact that the ULCT could not get a State Representative to sponsor the legislation. He suggested that Councilmembers and the Mayor reach out to their counterparts in other cities to try to collaborate in promoting this legislation in upcoming legislative sessions.

Councilmembers Maughan and Savage expressed concern about Senate Bill (SB) 52, which will require cities to meter new secondary water accounts starting in 2020 and retrofit existing connections to meter all secondary water by the year 2039. Councilmember Maughan stated that he feels the ULCT has not facilitated strong enough opposition to this legislation and that may be due to the fact that there are several limitations that prevent representatives across the State from participating in Legislative Policy Committee (LPC) meetings. The large majority of those that attend are liberal in nature and voices of some communities are not being heard. This led to high level discussion of the active role the ULCT plays in the State's legislative process and City Attorney Roberts stated it is his belief that there are many items of legislation that would be more negatively impactful for municipalities if the ULCT were not actively involved performing 'damage control' and negotiating improvements to various pieces of legislation.

Continued review and discussion of draft Parks Master Plan.

A staff memo from the City Manager and Parks and Recreation Director indicated the purpose of this agenda item is to review Councilmember Savage's proposal for amendments to the draft version of the Parks Master Plan.

Councilmember Savage facilitated the Council's review of his proposal; he paid careful attention to those sections of the document that are completely new. This included the addition of the "neighborhood open space" park classification, which would be counted for half of their actual size for purposes of including these spaces in the City's level of service for park space. Councilmember Maughan indicated that neighborhood open space is not considered in the City's park impact fee calculations and, therefore, it should be counted for its full size for purposes of counting the City's level of service and communicating to residents the availability of open space in various neighborhoods. Councilmember Savage stated that his proposal was to count half of the actual space in the City's level of service simply because some of these neighborhood open spaces are located in homeowner's association (HOA) managed communities and they are not accessible by the entire City. Councilmember Maughan stated that he simply does not want residents to use the calculation to demand a park or open space within a defined proximity of their home even if they live adjacent to a large open space, such as the golf course, though they may not be able to directly access that space. The Council debated the formula for neighborhood open space for the purposes of determining the level of service and the majority concluded to count this classification at half of its actual acreage. City Manager Bovero indicated that staff has determined there are 58 acres of this type of property, which includes school open space and open space in HOA managed communities. It does not include the Glenn Eagle Golf Course or club-houses associated with HOA neighborhood pools. Counting this space at half of its actual size will increase the current level service to 4.95 acres of open space per 1,000 residents. Councilmember Savage stated this is good information to communicate to residents that there is a great amount of quality open space in the community, but it may be valuable to make the distinction between general open space and programmable space.

High level philosophical discussion among the Mayor and Council centered on prioritizing park development in the City; this included debate regarding whether to secure additional ground now to eventually be developed as park space or to develop the land the City currently controls without acquiring additional property.

There was then general discussion among the Council as they provided feedback to Councilmember Savage regarding corrections to wording included in the document in order to clarify its intent and make it easier for readers to understand. Councilmember Savage stated he will incorporate these suggestions into the document, and he invited Councilmembers to send him additional suggestions via email for future continued discussion on this matter.

Councilmember Maughan stated that once a Parks Master Plan has been finalized, he would like for the Council to move forward in determining how to implement and fund the plan. Councilmember Savage agreed that is very important.

The meeting adjourned at 8:43 p.m.

City Council Work Session
March 12, 2019

Mike Gailey
Mayor

Cassie Z. Brown, MMC
City Recorder

Date approved: April 23, 2019