

Minutes of the Work Session meeting of the Syracuse City Council held on January 28, 2014, at 6:00 p.m., in the Council Work Session Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

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

Mayor Terry Palmer
Acting City Manager/Finance Director Steve Marshall
City Recorder Cassie Z. Brown

City Employees Present:
Public Works Director Robert Whiteley
City Attorney Clint Drake
Parks and Recreation Director Kresta Robinson
City Planner Jenny Schow
City Planner Noah Steele

The purpose of the Work Session was to receive Open and Public Meetings Act and Ethics Act Training; have a general discussion regarding future Planning Commission agenda items; review and discuss City Council appointments and assignments; review the makeup of Syracuse City Board of Adjustment; accept for review a document making amendments to the City's Engineering Standards; discuss the water feature in the City Hall lobby; and discuss Council business.

6:01:40 PM

Open and Public Meetings Act and Ethics Act Training

City Attorney Clint Drake provided the City Council and Planning Commission with the required annual training regarding the Open and Public Meetings Act and Ethics Act of the State of Utah.

6:28:09 PM

Public Comments

Kenneth Hellewell stated that as he looked at the packet for this meeting he was happy to see information regarding the C2 Commercial Zone; when he was a member of the Planning Commission the body made a recommendation to rescind the C2 zone and he provided a brief history of that recommendation, noting the Council never took a final action regarding the recommendation. He stated the City Council can still choose to act on the issue and he would recommend that they act on it before asking the Planning Commission to do additional work on the issue. He explained the Planning Commission felt the C2 Commercial Zone was a redundant zone; when it was first created it contained many new land uses, but since that time many of the allowed land uses are also allowed in other zones, such as the General Commercial, Business Park, Neighborhood Services, or Professional Office Zones. He reiterated he would encourage the Council to act on the recommendation the Planning Commission provided to the Council in May 2013 before asking the Planning Commission to do additional work.

There was a brief discussion between Mayor Palmer and Mr. Hellewell regarding the timeline of the Planning Commission's recommendation, with Mr. Hellewell also providing an example of problems associated with the incorrect rescission of the R4 Residential Zone of the City. He stated the Planning Commission does not want to make that same mistake again. He then added there are few areas of the City that are currently zoned C2 and explained some of the owners of C2 properties have been contacted regarding the Planning Commission's recommendation and they were amenable to the recommendation.

6:32:44 PM

General discussion regarding future Planning Commission agenda items

A memo from Community Development Director Christensen explained the Planning Commission would like to discuss with the Council the following items related to the General Plan:

- General Plan Update Process
 - Timing of Update

- Citizen Survey
- PRD Locations
- C-2 Zoning
- WDC Planning
- Annexation Review by Planning Commission
- Applications for General Plan Amendments

The memo continued by noting the following items are the Code Sections that the Planning Commission has set as goals for 2014 to review and update. The Planning Commission is looking for any input from the Council as to priority and any additional sections that the Council would like them to review.

- Accessory Structures
- Animals-roosters
- Commercial parking regulations
- Conditional Uses in each zone
- General Land Use Regulations (Chapter 6)
- Hearing Officer (Board of Adjustment)
- Home Occupations
- Metal Buildings in Industrial zone
- Public Nuisance Ordinance
- Site triangles
- Subdivision Entry Monuments

Planning Commission Chair McCuiston summarized the staff memo and conducted the discussion regarding the items referenced in the memo.

There was extensive Council/Planning Commission discussion throughout this agenda item, with the City Council providing the Planning Commission with direction regarding many of the items included in the memo.

The Planning Commission left the meeting at [7:51:08 PM](#).

[7:51:43 PM](#)

Review and discuss City Council appointments and assignments

A staff memo explained that historically the City Council has reviewed the list of appointments and assignments at the beginning of each calendar year. Changes are typically made to the various appointments and assignments based on recent election results or other determining factors. The general assignment resolution that was adopted on 2013 is included herein for reference. The City has two additional appointments that have been addressed independent of the general assignment resolution: the City's position on the Wasatch Integrated Waste Management District (WIWMD) Board and the City's position on the North Davis Sewer District (NDSD). Staff recommends the Council determine appropriate changes to the appointments and assignments in anticipation of adopting any changes at the February 11, 2014 business meeting.

The Council had a discussion to determine the appropriate appointees to the various positions and assignments. There was additional discussion regarding the City's representative on the NDSD Board, with the Council directing staff to conduct additional research regarding the appointment process and term limits in anticipation for continued discussion during the February 11 work session and business meetings.

Review makeup of Syracuse City Board of Adjustment

This item was discussed during agenda item b and, therefore, no additional discussion was necessary.

[8:35:57 PM](#)

Proposed amendments to the Engineering Standards

A staff memo from Public Works Director Whiteley explained in keeping with the good practice to maintain current engineering standards, we have carefully reviewed our current standards and are recommending a few updates, as summarized.

Roads

1. Standard cross sections and utility locations have been updated.

2. High Density Mineral Bond Seal is the new seal coat standard. Slurry seal is no longer an acceptable form of surface treatment.
3. All sidewalks shall be 6" thick where a site plan is not provided.
4. To meet the minimum International Fire Code Standard, the cul-de-sac radius has been increased from 40 feet to 50 feet to TBC.
5. ADA Ramp detail has been updated to meet current ADA standards.
6. Updated moratorium on roads to match current ordinance.
7. Street Light updated to include induction. A new drawing sheet was added.

Culinary Water

1. Restrained joints are required on all fittings and hydrants.
2. All fire hydrants shall have a Copperhead Industries, LLC Snake Pit 14" Magnetized Tracer Box with blue cast iron top (CHLD14B) installed a minimum of 12" from the front of each fire hydrant. The top of the tracer box shall match the top back of curb elevation. Tracer wire shall be run from the main with the fire hydrant lead and connected to the Test Station.
3. Valve stem risers are required on all culinary valves.
4. All culinary water line 12" and smaller in diameter shall be a minimum of DR-14 C-900.

Secondary Water

1. All secondary water line 12" and smaller in diameter shall be a minimum of DR-14 C-900.
2. Restrained joints are required on all fittings and hydrants.
3. Copperhead Industries, LLC Snake Pit 14" Magnetized Tracer Box with purple cast iron top (CHLD14P) shall be installed at the nearest secondary service to each fire hydrant. The top of the tracer box shall match the top back of curb elevation. Tracer wire shall be run from the main with the service and connected to the Test Station.

Sewer & Land Drain

1. Clarified all sewer manholes shall be vented and stamped "Sewer".
2. Clarified all land drain manholes shall be non-vented and be stamped "Land Drain."

The memo concluded detailed discussion regarding the proposed changes can take place during the February 11, 2014 work session meeting. An enacting resolution will be drafted for consideration during the February 11, 2014 business meeting.

[8:42:34 PM](#)

Discuss water feature in City Hall lobby

A memo from Acting City Manager/Finance Director Marshall explained staff wanted to give a brief history of the water feature in the City Hall lobby and discuss with the Council different ideas that could be used to fix it. When City Hall was built the original plan did not include the installation of a water feature. The foyer was built and then it was decided after the building was nearly complete that a water fountain should be installed. Because the building was close to completion, a drain and water supply were not installed. This created a problem with stagnant water, mold, smell, maintenance issues, and discoloration of the rocks. City Planner Steele was tasked to design some ideas that could be used to fix the fountain. These ideas were included in the City Council packet as part of a PowerPoint presentation. Staff is asking the council for their ideas and direction on how we should move forward with the water feature.

[8:45:38 PM](#)

The City Council discussed the water feature with staff and gave direction to bring additional information regarding options to remove the entire water feature back to the Council during a future work session meeting.

Council business

There was no Council business

The meeting adjourned at 9:03 p.m.

City Council Work Session
January 28, 2014

Terry Palmer
Mayor

Cassie Z. Brown, CMC
City Recorder

Date approved: February 11, 2014