

Minutes of the Special meeting of the Syracuse City Council held on March 28, 2017 at 10:57 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Andrea Anderson
Corinne N. Bolduc
Mike Gailey
Dave Maughan
Jordan Savage

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

City Employees Present:
City Attorney Paul Roberts
Finance Director Steve Marshall
Community and Economic Development Director Brigham Mellor
Parks and Recreation Director Kresta Robinson

9:57:00 PM

1. Meeting Called to Order/Adopt Agenda

Mayor Palmer called the meeting to order at 9:57 p.m. as a special meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Councilmember.

9:57:01 PM

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

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2. Public comments

There were no public comments.

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3. Action regarding field reservation fee waiver request for Utah Rebels Baseball.

A staff memo from the Parks and Recreation Department explained Chad Barney, who represents the Utah Rebels Baseball Team, has met with Kresta Robinson, Parks and Recreation Director, and Chad Smout, Assistant Parks and Recreation Director; regarding his field reservation request. Mr. Barney would like to request from the Council a partial fee waiver for field usage of Field Five at Founders Park. The following cost for field reservations requested are as follows:

- o 10 Saturdays for 12 hours (\$15/hour): Cost...\$1800.00
 - o 10 Field preparations (\$25): Cost...\$250.00
- Total Cost...\$2,050.00

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Councilmember Maughan summarized discussions that took place during the work session review of this item; he noted the Council reached consensus to charge \$25 for field preparation and \$20 for an entire day of rental of the park, for a total for the entire season of \$450. Over the next year, staff and the Council will discuss additional changes to the City's fee schedule relative to this type of facility use.

10:03:04 PM

COUNCIL MEMBER MAUGHAN MOVED TO APPROVE REDUCTION OF FEES CHARGED TO UTAH REBELS BASEBALL FOR USE OF FIELD SPACE AT FOUNDERS PARK, THE TOTAL AMOUNT TO BE CHARGED EQUALLING \$450, WITH THE STIPULATION THAT A \$50 DEPOSIT BE RETAINED BY THE CITY. COUNCILMEMBER GAILEY SECONDED THE MOTION; ALL VOTED IN FAVOR.

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The Council engaged in discussion regarding an additional fee waiver request for Syracuse Lacrosse, which was also discussed in the work session meeting. City Attorney Roberts stated that this item was not included on the business meeting agenda for an action item, but staff will communicate to the club the consensus reached during the work session meeting to reduce fees to a point that will cover the City's field maintenance costs while lessening the impact on the club.

10:05:56 PM

4. Proposed Resolution R17-12 approving Development Theme Amendment for Jackson Court, a Planned Residential Development (PRD) Subdivision located at 1958 S. 2000 W.

A staff memo from the Community and Economic Development (CED) Department explained the applicant is requesting to amend the development theme of the project. The approved development agreement calls for a "mountain style" (stone siding etc.) for the common area amenities and a "southern style" (brick siding etc...) on the homes. The developer wishes to keep the theme consistent with the "mountain style" throughout. In the case of most residential construction, swapping brick for stone does not require council approval. However, in the PRD zone the existence of a development agreement makes these kinds of exchanges more difficult. "The purpose is that this will allow the developer to more closely tailor a development project to a specific user group." [10.75.010 SMC] The developer's request to keep the development style consistent across the whole development appears in harmony with the PRD ordinance - but such an amendment to the development agreement requires Council approval.

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City Planner Steele reviewed the staff memo and facilitated a discussion among the Council regarding the implications of the requested amendments to the Development Agreement. Councilmembers Bolduc and Maughan indicated they feel the changes will 'cheapen' the quality of materials used in construction of the homes and they are uncomfortable with that direction for the development. Mr. Steele stated the developer has indicated that the materials they would like to use are actually costlier and as high quality as brick. After continued discussion of the terms of the approved development agreement, Councilmember Maughan indicated he is still not comfortable with the requested amendments.

[10:15:20 PM](#)

COUNCIL MEMBER MAUGHAN MOVED TO DENY PROPOSED RESOLUTION R17-12 APPROVING THE DEVELOPMENT THEME AMENDMENT FOR JACKSON COURT, A PLANNED RESIDENTIAL DEVELOPMENT (PRD) SUBDIVISION LOCATED AT 1958 S. 2000 W. COUNCILMEMBER BOLDUC SECONDED THE MOTION.

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Councilmember Maughan indicated that his motion would result in the development defaulting to the design standards in the original development agreement. Councilmember Anderson stated that she is actually inclined to approve the amendment so long as the development will still be high quality; she does not want government to have control over every detail of construction of homes in the City. Councilmember Maughan agreed, but noted that it is his opinion that every step of the way the developer has asked for concessions or exceptions that would essentially lower the quality of the home. Councilmember Anderson stated that the Council does not know if the amendments would reduce the quality of the materials to be used. Mr. Steele stated that he can look into the specifications of the materials to be used and report back to the Council at a future date if that would assist them in making their decision.

[10:20:09 PM](#)

Councilmember Savage stated that he is concerned that one of the amendments requested is to eliminate the requirement to use solar power in the development. He stated he is not supportive of that amendment.

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Mayor Palmer called for a vote on the motion to deny the resolution. COUNCILMEMBERS BOLDUC AND MAUGHAN VOTED IN FAVOR; COUNCILMEMBERS ANDERSON, GAILEY, AND SAVAGE VOTED IN OPPOSITION AND THE MOTION FAILED.

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Council discussion centered on other options for proceeding. Councilmember Maughan stated that when the project was presented to the Council, the developer indicated that he wanted the architecture of the homes to be similar to those in the Craig Estates development, but now he asking to vary from that direction. Councilmember Savage stated that there are many different types of architecture in his neighborhood and he does not mind that variety. Councilmember Maughan stated that Councilmember Savage's neighborhood is not a Homeowners Association (HOA) development that was governed by a development agreement. Councilmember Savage stated that he understands that, but does not see a problem with the deviation they are requesting from brick to stone. Councilmember Bolduc stated that she simply wants the developer held to a standard.

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COUNCIL MEMBER MAUGHAN MOVED TO APPROVE PROPOSED RESOLUTION R17-12 APPROVING THE DEVELOPMENT THEME AMENDMENT FOR JACKSON COURT, A PLANNED RESIDENTIAL DEVELOPMENT (PRD) SUBDIVISION LOCATED AT 1958 S. 2000 W., CONDITIONED UPON THE AGREEMENT INCLUDING THE SOLAR POWER ELEMENT AND THE USE OF REAL STONE RATHER THAN CULTURED STONE. COUNCILMEMBER SAVAGE SECONDED THE MOTION.

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Mayor Palmer stated that he would prefer to table the resolution and give the developer a few weeks to respond to the Council's concerns. Councilmember Anderson stated she would support that direction and asked that staff determine the specific product the developer would like to use and whether he plans to use solar power elements in the project. Councilmember Maughan stated he can support that direction as well and noted that his main focus is to ensure a quality produce is constructed in the development.

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COUNCILMEMBER MAUGHAN WITHDREW HIS MOTION TO ADOPT RESOLUTION R17-12.

[10:33:29 PM](#)

COUNCIL MEMBER MAUGHAN MOVED TO TABLE PROPOSED RESOLUTION R17-12 APPROVING THE DEVELOPMENT THEME AMENDMENT FOR JACKSON COURT, A PLANNED RESIDENTIAL DEVELOPMENT (PRD) SUBDIVISION LOCATED AT 1958 S. 2000 W., CONDITIONED UPON THE AGREEMENT INCLUDING THE SOLAR POWER ELEMENT AND THE USE OF REAL STONE RATHER THAN CULTURED STONE. COUNCILMEMBER ANDERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

[10:34:05 PM](#)

At 10:34 P.M. COUNCILMEMBER MAUGHAN MADE A MOTION TO ADJOURN. COUNCILMEMBER ANDERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

Terry Palmer
Mayor

Cassie Z. Brown, MMC
City Recorder

Date approved: May 9, 2017