

Minutes of the Regular meeting of the Syracuse City Council held on July 11, 2017 at 6:00 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
Deputy City Recorder Natalee Flynn

Excused: City Recorder Cassie Z. Brown

City Employees Present:

City Attorney Paul Roberts
Finance Director Steve Marshall
Community Development Director Brigham Mellor
Police Chief Garret Atkin
Fire Chief Eric Froerer
Public Works Director Robert Whiteley
Assistant Parks and Recreation Director Chad Smout

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1. Meeting Called to Order/Adopt Agenda

Mayor Palmer called the meeting to order at 6:04 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. Lakeside Church Pastor Matt Jones provided an invocation and a local Boy Scout led the audience in the Pledge of Allegiance.

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

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2a. Recognition: Recognize Ralph Vaughan for his service to the City as a member of the Syracuse City Planning Commissioner.

An administrative staff memo explained Mr. Vaughan has been invited to attend the meeting to be recognized for his service to the City as a member of the Planning Commission. Mayor Palmer will present Mr. Vaughan with a plaque memorializing his service as a Planning Commissioner.

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Mayor Palmer indicated that outside Mr. Vaughan's service as a Planning Commissioner, he is an active blood donor and holds the record for the most blood donated by one individual. While a member of the Planning Commission, Mr. Vaughan has held the positions of Vice Chair and Chairman. He invited Mr. Vaughan to stand and be recognized and he presented him with a plaque on behalf of the City.

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3. Approval of Minutes:

The following minutes were reviewed by the City Council: Work Session of May 23, 2017, Regular Meeting of June 13, 2017, Special Redevelopment Agency Meeting of June 13, 2017, and Special Municipal Building Authority Meeting of June 13, 2017.

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Councilmember Bolduc noted that she contacted City Recorder Brown regarding an error in the minutes of the June 13 City Council meeting; for one of the items discussed during the meeting, the minutes indicate a motion and a second, but no vote and she has asked Ms. Brown to correct that error.

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COUNCILMEMBER BOLDUC MADE A MOTION TO APPROVE THE MINUTES LISTED ON THE AGENDA AS AMENDED. COUNCILMEMBER ANDERSON SECONDED THE MOTION.

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5. Public comments

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Ralph Vaughan thanked the Mayor and Council for the privilege of being able to serve as a member of the Planning Commission. He thinks very highly of the Community and Economic Development (CED) staff as well as many other members of City staff, including the City Engineer, Public Works Director, and Fire Marshall. Each of these employees are a great asset to the City, specifically when dealing with development applications. They have a wealth of knowledge that is irreplaceable. Mr. Vaughan then stated that he would like to make some comments that he has not had the ability to make in the past due to his position as a Planning Commissioner; it is his feeling that some developers have tried to ‘abuse the City’s system’ by submitting incomplete plans for consideration. Staff is forced to deal with incomplete plans on a regular basis and this is very draining on staff’s time. It is also difficult for the Planning Commission to consider incomplete plans and they must be careful in crafting their recommendations that are forwarded to the City Council. Some developers have indicated they are comfortable with a Planning Commission denial based upon incomplete plans because they are available of their right to appeal to the City Council, who they believe will approve their plans. For a developer to be so bold that they feel they can make those types of comments is totally out of place and he is glad there are ‘men standing on the wall’ to deal with these types of developers. He stated he would like for the City Council to authorize the City Manager and CED staff to have more leeway in rejecting incomplete applications. He feels very strongly about this issue.

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5a. Common consent: Proposed Resolution R17-27 adopting amendments to the Fund Balance Policy.

A staff memo from the City Manager explained the purpose of this policy is to establish a target level of fund balance for the general fund and to establish a process and criteria for the continued evaluation of that target level as conditions warrant. This policy shall also establish a process for reaching and or maintaining the targeted level of fund balance and the priority for the use of resources in excess of the target. The GFOA (Government Finance Officers Association) recommends, at a minimum, that general-purpose governments, regardless of size, maintain unrestricted fund balance in their general fund of no less than two months (16.7%) of regular general fund operating revenues or regular general fund operating expenditures. Utah Code 10-6-116 requires that the fund balance be between 5% and 25%. Finance Director Stephen Marshall is recommending some changes to the policy. A red line edit copy of the policy is attached for your review. The two biggest recommended changes to the policy are:

- The definition of unrestricted fund balance is updated to include the committed, assigned, and unassigned fund balance categories. Previously, our policy was only based upon the unassigned fund balance.
- A change in the law now allows us to considered fund balance as a function of the current year revenues in the general fund instead of as a function of the budgeted revenues of the next year’s budget. For example, under the old law, our fund balance for FY2016 would have to be divided by the FY2017 budget revenues in calculating the percent. The law changed in 2015 to allow the fund balance to be calculated by dividing FY2016 fund balance by FY2016 final revenues in the general fund.
- All other proposed changes are minor and intended to conform the language to these two primary changes.
- None of the proposed edits will alter the foundation of the policy, nor the fund balance levels set by the Council.

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COUNCILMEMBER MAUGHAN MOVED TO ADOPT RESOLUTION R17-27 ADOPTING AMENDMENTS TO THE FUND BALANCE POLICY. COUNCILMEMBER GAILEY SECONDED THE MOTION; ALL VOTED IN FAVOR.

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5b. Proposed Resolution R17-18 authorizing the Mayor to execute an

amendment to the Robinson Waste Garbage Hauling Contract.

A staff memo from the City Manager explained Steve Robinson, owner of Robinson Waste Services, has requested rate increases for the following services:

- o 1st black trash can - \$3.73 to \$3.96
- o Addl. Black trash cans - \$1.25 to \$1.33
- o Green Waste -\$3.50 to \$4.50

According to the current contract, paragraph 7.e., the collector may request in writing a modification of payment rates during the term of this agreement if there has been a noticeable increase in operating expenses to the collector and sufficient documentation is presented to substantiate the need for the increase. Collector agrees to provide the city with reasonable access to any information and/or records that would assist the City in determining whether the need for a payment modification is warranted. If the City determines after review of all necessary information to grant Collectors request for modification of payment rates the new payment rates shall be negotiated by the parties and shall be made by written addendum to this agreement.

Steve Robinson has provided the City with his financial information showing the increase in his expenses and how he justifies the need for the increase. The City Council discussed the financial information and proposed rate increases. A draft amendment to the contract is attached as exhibit A in the proposed resolution. The rate increases have been input into the amendment.

The memo concluded the City Council will need to decide whether to accept the requested increases, a portion of the increases, or not accept the proposed increases as outlined above.

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COUNCILMEMBER MAUGHAN MOVED TO ADOPT RESOLUTION R17-18 AUTHORIZING THE MAYOR TO EXECUTE AN AMENDMENT TO THE ROBINSON WASTE GARBAGE HAULING CONTRACT. COUNCILMEMBER GAILEY SECONDED THE MOTION; ALL VOTED IN FAVOR.

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5c. Authorize Administration to execute Amendment No. 1 to the Lease Agreement with Davis County for the Syracuse Northwest Branch of the Davis County Library System.

A staff memo from the City Manager explained that as part of a planned project from the recent tax increase, Davis County Library is scheduled to expand the Syracuse Northwest Building, located just north of City Hall on City-owned property. The Library plans to select an architect this summer, with design to be completed in time for construction next spring. The planned expansion will approximately double the size of the library and is planned to include an expanded children's section with an auditorium for learning programs.

As part of this project, the underlying land lease with the City will need some amendments. Some amendments are due to the expansion, while others will clean up existing issues with property maintenance. The Library has been in discussion with the City Administration and we propose the following amendments to the lease:

- o *Boundary adjustment to include the storm water basin area.* The current storm water basin that serves the property is not landscaped, and does not have irrigation. As part of the lease amendment, the Library will take over the landscaping and maintenance of the basin. They are also considering the possibility of incorporating the basin area into an outdoor learning area. The attached map shows the new lease area in blue which includes the basin on the south of the building.
- o *Boundary adjustments to "true-up" the landscaping, irrigation, and lighting systems with maintenance responsibilities.* The lease will be adjusted (see area in red) to coincide with the sprinkler systems and outdoor lighting areas. The Library controls these systems and will also be responsible for maintaining the underlying areas. This also clarifies snow remove on sidewalks. The City will maintain and provide snow removal on the sidewalks, however the Library will provide snow removal on the sidewalk along 2000 West during business hours.
- o *Clarification on Parking Lot Maintenance.* The lease clarifies maintenance to include the following points:

- Library has overall maintenance responsibility of the parking lot within leased area. Library may participate in resurfacing projects with the City to achieve better pricing. Library would pay proportionate costs of asphalt resurfacing.
- At Library's request, the City will make minor repairs to the parking lot (e.g. crack seal and small pothole repair) and re-paint parking spaces at no cost to the Library. Repairs beyond the City's capability or budget will need to be addressed by the Library.
- City will provide winter snow removal for the parking lot within leased area.
- *Extension of Lease Term.* As part of the expansion and additional areas of maintenance, the Library would receive an additional 50 years on the lease. This would justify the new investment and protect the ability of the Library to stay in its current location.

Mr. Bovero reviewed his staff memo.

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COUNCILMEMBER MAUGHAN MOVED TO AUTHORIZE ADMINISTRATION TO EXECUTE AMENDMENT NO. 1 TO THE LEASE AGREEMENT WITH DAVIS COUNTY FOR THE SYRACUSE NORTHWEST BRANCH OF THE DAVIS COUNTY LIBRARY SYSTEM. COUNCILMEMBER GAILEY SECONDED THE MOTION; ALL VOTED IN FAVOR.

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6. Proposed Resolution R17-26 appointing Larry Johnson and Brett Cragun to the Syracuse City Planning Commission with their terms expiring June 30, 2021.

A staff memo from the Community and Economic Development (CED) Director explained the terms for Planning Commissioner Larry Johnson and Ralph Vaughan expire on June 30, 2017. Mayor Palmer has indicated he would like to reappoint Larry Johnson to complete a full 4-year term and Brett Cragun to fill the vacancy on the Commission. Staff has drafted a proposed resolution, which can be adopted to formalize the suggested appointments.

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Mayor Palmer indicated the Council has asked that prospective appointees to the Planning Commission appear before the City Council to give the body the opportunity to address questions to each individual.

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COUNCILMEMBER ANDERSON MOVED TO DIVIDE THE QUESTION AND CONSIDER EACH POTENTIAL APPOINTMENT INDEPENDENT OF ONE ANOTHER. COUNCILMEMBER MAUGHAN SECONDED THE MOTION; ALL VOTED IN FAVOR.

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The Council engaged in high level discussion about the process the Governing Body should follow pertaining to consideration of appointments to various boards and committees of the City; specifically the manner in which the Mayor will solicit applications and consider applicants before seeking advice and consent of the Council on any of his recommendations. The Council ultimately concluded to continue discussion of the process in a future work session meeting in order to receive clarification on the definition of the term 'advice and consent' as well as to provide a well-defined and easy to understand process.

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Brett Cragun approached and provided the Council with information regarding his personal and professional background. He emphasized his love for Syracuse and his recognition of the challenges the City faces due to continued growth. He has great respect for City ordinances that provide clear guidance pertaining to land use as well as the General Plan of the City, which is a guiding document intended to provide a certain character and feeling in the City. He is a practicing attorney and is very familiar with land use law and issues and feels this would serve him well as a Planning Commissioner. He thanked the Mayor and Council for their consideration of him.

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The Council addressed questions to Mr. Cragun in order to gauge his qualifications and intentions as well as his reasons for seeking appointment to the Planning Commission. There was also an attempt on the part of the Council to learn of

Mr. Cragun's knowledge of the role of the Planning Commission and the City ordinances that the body is charged with following and applying to land use applications. Mr. Cragun indicated that his personal feelings should not matter when considering applications and, rather, he understands he is charged with following the City ordinances and General Plan. He was asked for and offered his opinion regarding various land uses, such as high density housing and commercial development along the West Davis Corridor.

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COUNCILMEMBER GAILEY MOVED TO ADOPT RESOLUTION R17-26A APPOINTING BRETT CRAGUN TO THE SYRACUSE CITY PLANNING COMMISSION WITH HIS TERM EXPIRING JUNE 30, 2021. COUNCILMEMBER SAVAGE SECONDED THE MOTION.

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Councilmember Maughan stated his only concern about proceeding with the appointment is related to due process. Councilmember Gailey stated the Council thoroughly discussed that matter during their last work session meeting and they concluded the most important need was for the Council to come to know the two people Mayor Palmer has recommended for appointment. He stated that he thinks any discussion of the process should be delayed and addressed again in the future rather than tonight. Councilmember Bolduc agreed and indicated that without formalizing a process for the selection and recommendation of Planning Commission candidates by the Mayor, the two candidates being considered tonight are not subject to such a process and there is no need for concern.

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Mayor Palmer stated there has been a motion and second to adopt the resolution appointing Brett Cragun to the Planning Commission and he called for a vote; ALL VOTED IN FAVOR.

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Councilmember Anderson indicated she would like the record to reflect that the vote to appoint Mr. Cragun is not a vote in support of the process that was followed.

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Larry Johnson approached and provided the Council with information regarding his personal and professional background. He indicated he has many of the same opinions and beliefs as Mr. Cragun relative to various types of land use, enforcement and application of City ordinances, and adhering to the City's General Plan.

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The Council addressed questions to Mr. Johnson in order to gauge his qualifications and intentions as well as his reasons for seeking re-appointment to the Planning Commission and the things that he has learned or experienced in the four months that he has already served. There was also an attempt on the part of the Council to learn of Mr. Johnson's knowledge of the role of the Planning Commission and the City ordinances that the body is charged with following and applying to land use applications. He was asked for and offered his opinion regarding various land uses, such as high density housing and commercial development along the West Davis Corridor. Councilmember Maughan asked Mr. Johnson if he was interviewed as part of the process of seeking applicants to fill the vacancies on the Planning Commission, to which Mr. Johnson explained that he interviewed four months ago when he was first considered for appointment to the Commission. Councilmember Maughan asked Mr. Johnson if he feels it would have been appropriate for him to be re-interviewed prior to his recommended re-appointment. He stated he is concerned about whether advertised positions are truly open or if the incumbent is generally re-appointed to his position without due process. Mr. Johnson stated there is likely a better candidate than him living in the City that has more knowledge or experience than him, but this is a volunteer position and he volunteered to try to help the community as best he can. Councilmember Maughan stated he appreciates that service and he understands Mr. Johnson has made personal sacrifice to be a member of the Planning Commission, but he reiterated he is concerned about fair process. Mr. Johnson stated that he could have been re-interviewed, but nothing has changed in his life in the past four months. Councilmember Maughan stated the point he is trying to make is that it is his hope that no Planning Commission makes the assumption that they will be automatically reappointed at the end of their term and that the City will not advertise the vacancy and consider other candidates. He stated there is great benefit associated with continuity and he is grateful that some members have been willing to serve multiple terms.

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Mayor Palmer asked Mr. Johnson how his professional background as an excavator has helped him as a Planning Commissioner. Mr. Johnson stated that he has the ability to read plans for items relating to slope, drainage, and elevations and he is able to spot certain conditions that could be problematic for future homeowners. Councilmember Maughan asked Mr. Johnson if he is willing and able to make suggestions for changes in plans where grading of a property could be problematic. Mr. Johnson answered yes and Councilmember Gailey stated he can attest to that fact as he has witnessed Mr. Johnson do it in during a Planning Commission meeting.

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Councilmember Anderson inquired of Mr. Johnson's attendance record on the Planning Commission over the past four months. Mr. Johnson stated he has not missed a meeting; he did participate by phone for the first portion of the most recent meeting as he was in route to City Hall, but he has had perfect attendance thus far.

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COUNCILMEMBER GAILEY MOVED TO ADOPT RESOLUTION R17-26B APPOINTING LARRY JOHNSON TO THE SYRACUSE CITY PLANNING COMMISSION WITH HIS TERM EXPIRING JUNE 30, 2021. COUNCILMEMBER SAVAGE SECONDED THE MOTION.

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Councilmember Maughan expressed concern about Mr. Johnson's response to the question about discussing projects with applicants; he is concerned about a developer possibly feeling that they have been given direction on modifications to their project in order to gain approval and he asked Mr. Johnson how he would differentiate between pointing out a concern and actually providing advice to ensure approval of an application. Mr. Johnson stated his position is to let staff know of a problem that he sees with a plan rather than discussing a plan set with a developer and advising them of modifications that can be made in order to the applicant to gain approval. He indicated he understands his position is to enforce City ordinances when considering any application.

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Councilmember Anderson again indicated that an approval of the appointment of Mr. Johnson is not an approval of the process that was followed to get to this point.

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Mayor Palmer stated there has been a motion and second to adopt the resolution appointing Larry Johnson to the Planning Commission and he called for a vote; ALL VOTED IN FAVOR.

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7. Discussion regarding protection strip property at approximately 2700 South Alison Way.

A staff memo from the Community and Economic Development (CED) Department explained in June of 2017, Russell Wilson with Symphony Homes contacted the City about developing a property of 6.664 acres at the intersection of 2700 South and Alison Way. The property is in the R-2 Zone and could accommodate up to 19 new homes with the allowed density. The surrounding neighborhood is also zoned R-2. The property only has frontage on 2700 South which has a 35 MPH speed limit. SCC 8.10.070 states that there must be a 385-foot separation for street accesses onto existing roadways when the speed limit is 35 miles per hour. When measuring the 385-foot distance from center of each adjacent intersection, the property cannot be accessed from 2700 South without a specific allowance by the Planning Commission as allowed by the Code. There is also a bordering strip of property to the west that is between the 6.664-acre property and Alison Way. This property was created when Alison Way was developed and is now being offered to Symphony Homes for far above market rate to provide access to Alison Way. The owner of the strip may be trying to recoup costs associated with installing Alison Way due to the lack of a payback agreement at the time. However, County Records show that the current property owner did not own the property when Alison Way was built. On March 14, 1993, an easement covering the strip of property was granted to the City. The easement grants "a perpetual easement to...secondary access right-of-way and other offsite improvements normally associated with subdivision development." There is some debate about what "secondary access right-of-way" means in this statement because unless access is granted on 2700 South, access from Alison Way would be primary, not secondary. Symphony Homes has requested that the City Council discuss the possibility of exercising the easement to provide access to the 6.664-acre parcel across the strip

dividing it from Alison Way. The City is under no obligation to provide this access, but if it is provided, Symphony Homes anticipates beginning the subdivision and development process immediately.

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Community and Economic Development (CED) Director Mellor reviewed the staff memo and facilitated a high level discussion among the Council regarding standards relating to protection strips and the request made by Symphony Homes. There was a focus on any legal liability the City may have as a result of allowing for secondary access across an easement and City Attorney Roberts indicated the developer has stated they are willing to indemnify the City against any challenge to the use of the easement. Councilmember Anderson asked if the grantor owns the protection strip, to which Mr. Roberts answered yes. City Manager Bovero indicated there are two mechanisms by which the developer can gain access across the protection strip, one of which is to purchase the property from the current owner. High level discussion of the history of protection strips in the City continued, after which Mayor Palmer invited the applicant to address the Council.

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Russ Wilson, Symphony Homes, reiterated Symphony Homes' willingness to indemnify the City against any claims as a result of access across the easement. He also provided a brief history of development of the area and construction of Alison Way; the developer at the time left two protection strips on either side of the road and he has already 'extorted' money out of another party who purchased the strip on one side of the road in order to proceed with development to the west. He stated that the property now being purchased by Symphony Homes is so small and it is not financially feasible for them to purchase the remaining protection strip as it is so small and undevelopable. The owner is seeking three times the market value for the property; Symphony Homes would prefer to purchase it and include it in the development, but only at market value determined by one or two appraisals. He stated that if the City allows Symphony Homes to use the cross-access easement, the owners leverage and ability to seek such a high value for the property will be eliminated. Mr. Mellor clarified that it would not be wise for the City to participate in negotiations regarding the acquisition of the property. Mr. Wilson stated Symphony Homes would not expect that of the City.

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Discussion continued with a focus on all opportunities for access to the subject property; Councilmember Maughan indicated he is uncomfortable using the authority of the City to force the sale of the property to Symphony Homes. Councilmember Bolduc stated that regardless, the easement will eventually be used to provide adequate access to the area. Councilmember Maughan agreed, but stated that he feels that if the City Council votes to grant the easement without the consent of the property owner, that will be problematic and he would prefer that the issue be worked out between the current owner and Symphony Homes. Mr. Wilson stated that the City is not forcing the current owner to sale the property; rather, allowing the easement would reduce the leverage he has to extort money from a buyer by asking an unreasonable amount of money. Mr. Roberts indicated that the City will maintain an easement in the area due to the future need to construct a public road; the action being required by Symphony Homes would simply allow them to proceed with construction of a portion of that public road at this time. Councilmember Anderson stated it is her understanding that this action would not result in the City giving its easement to Symphony Homes; rather, the easement would be maintained, but Symphony would be allowed to perform improvements on the easement. This is a right the City has always held and has the option to exercise. Mr. Roberts stated that is correct. Councilmember Maughan stated he is comfortable with that situation, but he would prefer that the issue be resolved between two private landowners without involvement by the City. Mayor Palmer agreed and stated he believes there are opportunities for fair negotiation for the acquisition of the protection strip property.

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Councilmember Anderson asked Mr. Wilson if the owner of the protection strip is aware that Symphony Homes has sought assistance from the City. Mr. Wilson answered no. Councilmember Anderson stated it would be her assumption that knowledge may help to facilitate negotiations between the two parties for a fair purchase price.

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High level philosophical discussion and debate ensued regarding the appropriateness of the City exercising its easement in order for a private developer to benefit; the Council ultimately concluded to direct Symphony Homes to proceed with consideration of a subdivision plat that contemplates two access points, one of which that may require use of the City's easement. This type of application would be reviewed by staff and the Planning Commission with a recommendation to be

forwarded to the City Council for final action. The Council indicated they are hopeful that as that process is proceeding, the two landowners will be successful in negotiating a private transaction for the sale of the protection strip property.

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City Manager Bovero indicated that another option available to the Council would be to consider taking a vote on the possibility of sending a letter granting secondary access before the developer proceeds with design and engineering work. Mr. Wilson stated he would prefer that route in order to mitigate the risk of spending thousands of dollars on design and platting with no assurance that the project will gain approval. Mr. Wilson stated that he would prefer that option to avoid costly work and wasting of the seller's time if the Council is not willing to entertain his application. Councilmember Anderson asked if the acquisition of the subject property by Symphony Homes is contingent upon Council approval of what Symphony Homes is requesting, Mr. Wilson answered yes and indicated the land is under contract with an expiration date to the contract. Councilmember Anderson stated she would be much more comfortable approving use of the City's easement if the subject property were landlocked. She stated she is concerned that the purchase contract includes contingencies that would require approval of the City Council. Mr. Mellor stated it is rare for any developer to have fully acquired a piece of property before getting to the final plat approval phase of a project; most purchase agreements are contingent upon a developer being able to gain approval of their development project from the City.

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Councilmember Maughan recommended Mr. Wilson approach the owner of the protection strip property and inform him of the discussion that has taken place this evening and even encourage him to listen to the recording of this meeting in order to get a good idea of the possibilities that the Council may consider relative to the access issues; additionally, the owner will hear that Councilmember Maughan has repeatedly said that he would encourage the two private property owners to figure out a way to negotiate a fair price for the property to ensure adequate access to the Symphony Homes development. Councilmember Savage added that he is not comfortable with perceived extortion by the owner of the protection strip property, but he recognizes that individual has rights as a private property owner. He stated it is his assumption there is a fairly good chance that the City will exercise its easement if a formal application is submitted by Symphony Homes, but he agrees with Councilmember Maughan's recommendation for negotiations between the two private entities to continue before the City is asked to take action. Councilmember Maughan asked if the owner of the subject property lives in one of the homes located on it. Mr. Wilson answered no, all the homes are rental properties and the owner does not live in Syracuse City. Councilmember Maughan stated that oftentimes property owners who do not actually live in the city where the property is located have no vested interest in that city and tend to take actions that could ultimately cause negative impacts for the City and he is very much opposed to that type of activity. Councilmember Savage agreed.

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8. Public comment.

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Kevin Homer inquired as to the smallest lot and home size allowed in any residential zone according to the current City Code. He stated he will be retiring soon and he and his wife would like to downsize, but in order to find a smaller home with a smaller mortgage, he has been forced to look for homes outside of Syracuse City and even Davis County. He stated that is difficult for him as he built his first home in Syracuse and would like to stay here. He reported he looked at homes in Tooele that fell within his price guidelines; it was a nice home near amenities and services attractive to him, but he would rather stay in Syracuse. It is discouraging to him that developers are not building homes with a small footprint of approximately 1,200 square feet and he wondered if it may be that the City does not allow homes of that size. He stated there is a retirement community south of the Smith's grocery store on 2000 West, but the homes there cost between \$275,000 and \$350,000, but that is too high for him. He stated that apartments and high density housing are not required, but he would like to see construction of some smaller homes.

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Councilmember Anderson indicated that is the first time she has heard a request for smaller homes on smaller lot sizes. Councilmembers Savage and Bolduc agreed.

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9. Councilmember reports.

At each meeting the Councilmembers provide reports regarding the meetings and events they have participated in since the last City Council meeting. Councilmember Gailey's report began at [7:55:09 PM](#). He was followed by Councilmembers Anderson, Maughan, Bolduc, and Savage.

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10. Mayor's Report.

Mayor Palmer's report began at [8:14:13 PM](#)

[8:18:06 PM](#)

11. City Manager report

City Manager Bovero's report began at [8:18:12 PM](#).

[8:25:34 PM](#)

8. Public comment. (cont'd)

A resident asked for permission to address the Council before adjournment of the meeting. The Council consented to reopen the public comment period.

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Alice Bosworth stated she has lived in Syracuse for 30 years and she is employed as a nurse; she has a patient at Beehive House currently. She has had many patients in many different facilities and often when they experience a fall they are overweight and need courtesy lifts from Fire Departments in their respective cities. She was appalled recently when the Beehive House called the Fire Department for a courtesy lift and the dispatcher 'chewed out' the caller for waking them in the middle of the night. She asked the Beehive House to call and talk to the Fire Chief and they were told that the Fire Department does not offer courtesy lifts. She stated she was very surprised by this response as all other Fire Departments in Davis and Weber Counties have offered this service.

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Mayor Palmer stated that City Administration will follow up on this matter.

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12. 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.

[8:29:03 PM](#)

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 BOLDUC SECONDED THE MOTION; ALL VOTED IN FAVOR.

The closed session began at 8:29 p.m.

The meeting reconvened at 8:53 p.m.

At 8:53 p.m. COUNCILMEMBER MAUGHAN MADE A MOTION TO ADJOURN. COUNCILMEMBER SAVAGE SECONDED THE MOTION; ALL VOTED IN FAVOR.

City Council Regular Meeting
July 11, 2017

Terry Palmer
Mayor

Cassie Z. Brown, MMC
City Recorder

Date approved: August 8, 2017