

Minutes of the Special meeting of the Syracuse City Council held on October 25, 2016 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  
Karianne Lisonbee  
Dave Maughan

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  
Police Chief Garret Atkin  
Parks and Recreation Director Kresta Robinson  
Information Technologies Director TJ Peace

10:37:39 AM

1. Meeting Called to Order/Adopt Agenda

Mayor Palmer called the meeting to order at 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.

10:37:46 AM

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

10:38:01 AM

2. Public comments

TJ Jensen addressed the item on the work session agenda regarding consideration of a recall statute. He emphasized that the citizens that are interested in such a statute are not looking to recall any current member of the Governing Body, but in the past there have been elected officials that did things that angered the citizens and damaged the City and it is important to those residents that there be a mechanism in place to address that kind of activity. He stated he understands Syracuse City would be taking the lead on this issue, but he feels it is important and would address concerns that many citizens have.

10:41:12 AM

3. Authorize Mayor Palmer to execute agreement between Syracuse City and Woodside Homes for the annexation and development of land located at approximately 2000 West and Gentile Street.

A staff memo from the Community and Economic Development (CED) Department explained Woodside Development has proposed a 700-unit master planned community. To offset unique housing options throughout the development - including some homes being located upon 3500 square foot lots, which is not currently provided for in Syracuse City ordinances - Woodside has offered to dedicate 50 acres (approximately 26.5% of the total land they are acquiring) to the city to create a park. The Developer has applied for Annexation into the City, which application the City Council accepted on June 14, 2016, and which application is under consideration for approval. As part of this annexation, there is an agreement to create a unique community, with a major, public recreational resource included in the project, consistent with the City's overall plan to provide quality housing and community amenities to its residents. The City does not currently provide for single family housing on such small lots; therefore, a customized zone providing for a master-planned community must be promulgated by the City in order to accommodate the Developer's request, and to gain the benefits of the amenities which will be provided by this development. The City is currently in the process of crafting a customized zone. It is important to note that the concept plan provided as part of this annexation agreement may or may not change depending on a number of factors, including but not limited to: planning commission recommendations, public input and engineering input. However, in summary, the key components of this development are that after this agreement is approved the developer will be allowed 700 units (a density of 3.7 per acre), 324 of which are permitted to be the minimum lot size of 3,500 sf. The city is guaranteed 50 acres for a park and a mechanism for receiving either the necessary water shares, or certain funds to acquire water shares, to service the park. The full list of "city undertakings" and "developer undertakings" are listed in article IV and article V of the agreement respectively. The process by which the city is dedicated the 50 acres and water shares are provided are outlined in article VI.

The memo reviewed the proposed timeline for the projects entitlement, to which the City will be agreeing if it executes the Annexation Agreement:

- October 25th – annexation agreement approval
- November 14th – New Zone is finalized/Open General Plan
- December 6th - GP recommendation/concept plan (planning commission)
- December 13th - GP map amendment/concept plan (City Council)
- January 3rd – New Zoning/Preliminary Plat (planning commission)
- January 10th - New Zoning/Preliminary Plat (City Council)

The memo concluded that according to the Annexation Agreement, the City would not take possession of the 50 acres until after preliminary plat approval has been given.

[10:41:34 AM](#)

Mr. Mellor reviewed the staff memo.

[10:49:47 AM](#)

Council discussion of the items before them centered on the timeline of the project to be completed on the subject property and whether it would behoove the City to amend the agreement that the development agreement is only in force as long as the property is owned by Woodside Homes. Mr. Mellor indicated that should not be an issue because the timeline and deadlines in the agreement are such that sale of the land to another owner should not be an issue as it relates to the enforceability of the development agreement.

[10:59:30 AM](#)

Mayor Palmer opened the public hearing.

[10:59:38 AM](#)

TJ Jensen suggested that the development agreement include language to indicate that if a final plan is not approved for the subject property, the zoning of the property should revert back to R-1. He then thanked staff for considering development of this area of the City; this action will benefit a number of property owners. He stated he feels the R-1 zone is a good zone.

[11:01:41 AM](#)

Ralph Vaughan stated that he would love to have the property for a park that Woodside is committing to dedicate to the City, but he questions the ‘dowry’ for the property. The City will be assuming another project that may not be worth the value of the park. He stated that he has read the packet materials and has a few suggested edits. He stated that the sections under article nine are labeled with the number eight and that should be corrected. He addressed the section regarding breach of the contract and suggested language be added to indicate that if the developer breaches the contract the City will get to keep the 50 acre parcel for the park. He stated this acreage is very important because it is included in the density calculation; when taken out of the total property in the development, the density is 5.1 units per acre, which is higher than is allowed in the R-1 cluster zone. He added the agreement insists that the developer get a declaration of a finding of health, safety, and welfare and that is a red flag for him. He stated that Gentile Street will now be carrying 2,000 additional vehicles per day and that does not meet the definition of ‘health and safety’. He added that the intersection of Gentile Street and Bluff Road is a dangerous intersection that will only be made worse by the increase in traffic and other traffic circulation issues. He concluded he would feel better if a geology study were conducted on the 50 acre parcel of property; for development of a property the size of the subject property there will be a substantial amount of ground disturbance and this could impact the water table or salt levels. If salt is too high, grass will not grow on the property.

[11:05:41 AM](#)

There were no additional persons appearing to be heard and the public hearing was closed.

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City Manager Bovero addressed Mr. Vaughan’s concerns about the intersection of Bluff Road and Gentile Street; he noted the City has a grant to upgrade the intersection using a round-a-bout feature and that project should be completed by the time the development is complete.

[11:06:10 AM](#)

Councilmember Maughan added that the City has had the soils at the site tested and all results were positive and not concerning.

[11:07:05 AM](#)

COUNCILMEMBER MAUGHAN MOVED TO AUTHORIZE MAYOR PALMER TO EXECUTE AGREEMENT BETWEEN SYRACUSE CITY AND WOODSIDE HOMES FOR THE ANNEXATION AND DEVELOPMENT OF LAND

LCOATED AT APPROXIMATELY 2000 WEST AND GENTILE STREET. COUNCILMEMBER ANDERSON SECONDED THE MOTION.

COUNCIL MEMBER MAUGHAN MOVED TO ADOPT ORDINANCE 16-25 DECLARING THE ANNEXATION OF 237.46 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 2000 WEST GENTILE STREET INTO THE CITY OF SYRACUSE, DAVIS COUNTY, UTAH, AND ESTABLISHING ZONING FOR THE PROPERTY. COUNCILMEMBER ANDERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

[11:08:26 AM](#)

Councilmember Lisonbee stated she has been very involved in the negotiations regarding the Woodside project; they have been a great developer and they have been very considerate of the concerns expressed by the Council. They have also spent a great amount of time trying to reflect the Council's wishes within their development plans. She noted she has some concerns with the most recent direction the annexation agreement has taken; she loves the idea of the project in general and she has no concern about the kind of product Woodside will build, but she is concerned about the actual agreement. She stated that for that reason, she will abstain from voting.

[11:09:27 AM](#)

Mayor Palmer stated there has been a motion and second to authorize execution of the agreement and he called for a vote; ALL VOTED IN FAVOR.

[11:09:51 AM](#)

Mayor Palmer stated there has been a motion and second to adopt the ordinance declaring annexation of the property and he called for a vote; ALL VOTED IN FAVOR.

[11:09:53 AM](#)

4. Authorize City Administration to execute Public Recreation Easement Agreement with Rocky Mountain Power and Agreement for construction of improvements and purchase and sale of property with Ivory Development, LLC for the construction of the Monterey Trail.

A staff memo from the Community and Economic Development (CED) Department explained that during the October 27, 2015 City council meeting the City entered into an agreement with Ivory Homes that facilitates the construction of a trail in the RMP corridor. Ivory would gift land over to the City for the trailhead and as part of that agreement and would allow for the City to access Ivory contractor bids. This trailhead and trail in the power corridor connects to a broader trail system that will extend as far north as Weber County and as far south as Utah County with limited street crossings. The easement purchase from RMP is required to build the trail in the power corridor. The easement purchase includes the ground need to build a 10 feet wide trail on the power company's property. The price of this easement will be \$20,000.

The memo concluded staff recommends the Council approve the agreement subject to Syracuse City ordinances and standards, with an understanding that the City will still need to finalize the legal description along with minor administrative changes to the agreement.

[11:10:39 AM](#)

Mr. Mellor reviewed the staff memo.

[11:12:48 AM](#)

Council discussion regarding the terms of the easement agreement ensued, with a focus on ongoing maintenance of the property on either side of the trail.

[11:16:44 AM](#)

COUNCILMEMBER GAILEY MOVED TO AUTHORIZE CITY ADMINISTRATION TO EXECUTE PUBLIC RECREATION EASEMENT AGREEMENT WITH ROCKY MOUNTAIN POWER AND AGREEMENT FOR CONSTRUCTION OF IMPROVEMENTS AND PURCHASE AND SALE OF PROPERTY WITH IVORY DEVELOPMENT, LLC, FOR THE CONSTRUCTION OF THE MONTEREY TRAIL, INCREASING THE PURCHASE AMOUNT FROM \$100,000 TO \$102,000. COUNCILMEMBER LISONBEE SECONDED THE MOTION

[11:17:19 AM](#)

Councilmember Lisonbee indicated this is a key piece of trail in Davis County as it provides connectivity for other existing sections of trail; she is glad it will be built and it will be a great amenity for all Syracuse residents.

[11:17:36 AM](#)

Mayor Palmer indicated there has been a motion and second to authorize execution of the agreement and he called for a vote; ALL VOTED IN FAVOR.

City Council Special Meeting  
October 25, 2016

At 6:43 p.m. COUNCILMEMBER GAILEY MADE A MOTION TO ADJOURN. COUNCILMEMBER ANDERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

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Terry Palmer  
Mayor

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Cassie Z. Brown, MMC  
City Recorder

Date approved: November 14, 2016