

Minutes of the Work Session meeting of the Syracuse City Council held on November 10, 2015, at 6:00 p.m., in the Council Work Session Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Corinne N. Bolduc
Mike Gailey
Craig A. Johnson
Karianne Lisonbee
Douglas Peterson

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

City Employees Present:

Finance Director Steve Marshall
City Attorney Paul Roberts
Community and Economic Development Director Brigham Mellor
Public Works Director Robert Whiteley
Fire Chief Eric Froerer
Police Chief Garret Atkin
Parks and Recreation Director Kresta Robinson
City Planner Jenny Schow

Visitors Present:	Gerald Jacobs	Adam Benard	Kevin Homer
	Sunni Finlinson	Ray Zaugg	Pat Zaugg
	Dale Rackham	Diane Palmer	Brittney Miller
	Andrea Anderson	Gary Pratt	Nate Lucas
	Ryan Rentmeister	Gerry Guffy	Kathryn Lukes
	Mike McBride	Tammy Brooke	Peter Brickey
	Bill Russell	Val Russell	Lurlen Knight
	Shane Crowton	Richard Thurgood	

The purpose of the Work Session was to review the agenda for the business meeting to begin at 7:00 p.m.; review agenda item 7: proposed vacation of snow storage easement; review the following items forwarded by the Planning Commission: authorize Administration to execute agreement for the construction of improvements and the purchase and sale of specified property; review agenda item 8: proposed resolution adopting Water Conservation Plan; and discuss Council business.

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Agenda review

Mayor Palmer briefly reviewed the agenda for the business meeting to begin at 7:00 p.m. He noted the business meeting agenda was amended yesterday to include a new item 11, which is an ordinance amending the Land Use Code of the City pertaining to noticing, General Plan amendments, administrative and development procedures, and residential properties. He stated he would like to discuss that item in more detail during this meeting if time allows.

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Review agenda item 7: proposed vacation of snow storage easement.

A staff memo from City Attorney Roberts explained the applicant is requesting to vacate a snow storage easement located on lot 3A of the industrial Ninigret North Subdivision, which they own. The easement is located in the middle of their proposed access drive which would impede business operations in the winter should snow be piled within the easement. The applicant received site plan approval from the Planning Commission on November 3, 2015 and they plan to build a 100,000 square foot facility to process steel coils into steel sheets.

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Mr. Roberts and Community and Economic Development (CED) Director Mellor reviewed the staff memo.

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Councilmember Bolduc asked if there is sufficient snow storage space in the area if the easement is vacated. Mr. Roberts explained that the snow storage easement was initially required because there was a long cul-de-sac in the area with no other place for snow storage; that cul-de-sac has been eliminated and connected to another street so the snow storage area is no longer needed.

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**Review items forwarded by the Planning Commission:
Authorize Administration to execute agreement for the
construction of improvements and the purchase and
sale of specified property.**

A staff memo from the Community and Economic Development (CED) Department explained The Developer is constructing homes within the Monterrey Estates Subdivision (the "Subdivision"), located in Syracuse, Utah at approximately 1500 West 700 South. Another developer (Ninigret Construction Company North, LC) has made improvements to surrounding property. The City desires to provide recreational amenities to the public, including those residents who will purchase homes within the Subdivision, in the form of trails and trailheads. The Developer owns a one acre parcel of land (Davis Co. Serial # 12-766-0004) at approximately 1370 West 700 South, Clearfield Utah (the "Parcel"). The Developer is constructing the Subdivision in phases, with Phase III to be constructed in the Eastern portion of the Subdivision. The City currently imposes Parks, Trails, and Recreation Impact Fees on new homes constructed within the City, including those constructed within the Subdivision. The Developer is willing to install a ten (10) foot asphalt trail within parcels owned by Rocky Mountain Power and the City, which trail shall be connected to a trail within the Subdivision. The Developer is further willing to give the Parcel to the City pursuant to the terms of this Agreement. The City is willing to reimburse the Developer with impact fees collected from the Subdivision for the Developer's work on the trail and its dedication of the Parcel. The City and community will be enhanced by the construction of a trail adjacent to the Subdivision, as will the Subdivision's value. Through a separate agreement, the City and Ninigret are constructing trails and trailhead to the North and South of the Improvements to be constructed by the Developer.

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CED Director Mellor reviewed the staff memo. Brief Council and staff discussion ensued regarding the fact that a portion of the property is located in Clearfield and whether it would be appropriate to annex the property into Syracuse or leave it within Clearfield's boundaries.

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Councilmember Lisonbee inquired as to the discussion the Planning Commission had regarding potentially waiting to acquire the property. Mr. Roberts stated that discussion was based on the possibility that Rocky Mountain Power may not approve the lease with the City for the purpose of constructing a trail; therefore, a clause was added to the agreement that would make the purchase agreement null and void if the Rocky Mountain Power lease is not approved. Councilmember Lisonbee stated it is her understanding the Planning Commission felt the cost to construct the trail may be lower if the project is delayed. Mr. Mellor stated the opposite is true; it would be more cost effective to construct the trail while construction crews are working in the area because the City will not be required to pay mobilization costs.

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Councilmember Johnson inquired as to what exactly the Council is being asked to approve tonight. Mr. Mellor stated the Council is asked to approve a property acquisition transaction and he used the aid of a map to identify the location of the property that would be acquired. General discussion ensued regarding the total trail construction project between Ivory Homes, Ninigret, and the City.

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**Review agenda item 8: proposed resolution adopting
Water Conservation Plan**

A staff memo from the Public Works Director explained the Utah Division of Water Resources has been charged with the administration of the Utah Water Conservation Plan Act (UCA 73-10-32), which requires each water district and public water system to submit a water conservation plan with updates every five years. The current plan was completed in

2010. The updated plan must be complete and submitted by December 31, 2015 in order to remain in compliance. This was mentioned in the April 28, 2015 city council work session. The draft was first presented to the council in a work session on October 27, 2015. The main purpose of the water conservation plan is to reduce the per capita water use in order to support the statewide goal of reducing 25% by the year 2025. The water conservation plan is a written document that contains existing and proposed water conservation measures describing what will be done by retail water providers, water conservancy districts, and the end user of water to help conserve water and limit or reduce its use in the state in terms of per capita consumption so that adequate supplies of water are available for future needs. This plan must address water conservation for both culinary and secondary water. A draft has been prepared for discussion. Resources used for the draft include the 2010 plan, current water data, current population data and updated projections, as well as plan recommendations checklist generated from the state.

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Councilmember Lisonbee asked if any changes have been made to the document since it was initially introduced to the Council. Councilmember Johnson noted the Council received an email with one change to the document to remove language regarding secondary water use based on gallons per capita per day (GPCD).

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Proposed Ordinance 2015-24 amending various sections of Title X of the Syracuse City Municipal Code pertaining to noticing, General Plan amendments, administrative and development procedures, and residential zoning

A staff memo from the Community and Economic Development (CED) Department explained the Planning Commission has conducted a review of various sections of Title 10 of the City Code. The following is a list of the sections of the City Code that are subject changes if the proposed ordinance is approved:

- 10.20.050 Noticing
- 10.20.060 General Plan Amendments
- 10.20.070 Administrative and Development Review Procedures
- 10.50 Establishment of Zones
- 10.55 A-1 Agriculture Zone
- 10.60 R-1 Residential Zone
- 10.65 R-2 Residential Zone
- 10.70 R-3 Residential Zone
- 10.XX R-4 Residential Zone
- 10.80 Cluster Subdivision

The Planning Commission moved to recommend approval, to the City Council, of the proposed Code Amendment to Title 10 on October 20, 2015.

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City Planner Schow reviewed the staff memo and reviewed the ordinance to discuss the changes to each section as recommended by the Planning Commission. There was brief discussion between the Mayor, Council, and staff throughout Ms. Schow's presentation to gain clarification on the recommended changes. There was a focus on noticing provisions for items like public hearings regarding the General Plan. There was also a request from Councilmember Gailey and Mayor Palmer to allow the Council additional time to review this item before being asked to take action on it. Councilmember Lisonbee and Johnson argued that the Planning Commission has properly vetted this issue and the Council has had access to the documentation supporting the recommendation for some time.

Council business

There was not sufficient time for Council business.

The meeting adjourned at 6:59 p.m.

City Council Work Session
November 10, 2015

Terry Palmer
Mayor

Cassie Z. Brown, CMC
City Recorder

Date approved: December 8, 2015