

Minutes of the Regular meeting of the Syracuse City Council held on November 14, 2016 at 7:00 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 Development Director Brigham Mellor
Public Works Director Robert Whiteley
Fire Chief Eric Froerer
Police Chief Garret Atkin

7:06:18 PM

1. Meeting Called to Order/Adopt Agenda

Mayor Palmer called the meeting to order at 7:06 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. Councilmember Gailey provided an invocation. Jordan Savage led the audience in the Pledge of Allegiance.

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

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2. Presentation of the Syracuse City and Wendy's "Award for Excellence" to Amber Marshall and Rhett Jensen for the month of November 2016.

The City wishes to recognize citizens who strive for excellence in athletics, academics, arts and/or community service. To that end, in an effort to recognize students and individuals residing in the City, the Community and Economic Development, in conjunction with Jeff Gibson, present the recipients for the "Syracuse City & Wendy's Award for Excellence". This monthly award recognizes the outstanding performance of a male and female who excel in athletics, academics, arts, and/or community service. The monthly award recipients will each receive a certificate and be recognized at a City Council meeting; have their photograph placed at City Hall and the Community Center; be written about in the City Newsletter, City's Facebook and Twitter Feed, and City's website; be featured on the Wendy's product television; and receive a \$10 gift certificate to Wendy's.

Mayor Palmer noted both teens receiving the award for September 2016 were nominated by the staff of Clearfield High School.

Amber Marshall:

Amber is the daughter of Adrienne and Torrey Marshall of Syracuse. Amber plays both Soccer and basketball at Clearfield High School. She has started the last two years on the varsity soccer team and started the last year on the varsity basketball team and has served as team captain and leader. Amber also competes in soccer on the national level. She has a 4.0 grade point average and was just recently named Academic All-State in soccer by the UHSAA. Congratulations Amber Marshall! Clearfield High School is proud to have you as a student, athlete, and scholar!

Rhett Jensen:

Rhett is the son of Lisa and Grif Jensen of Syracuse. Rhett plays basketball at Clearfield High School and was a starter on last year's team. Rhett currently has a 4.0 grade point average. Along with being a good student and athlete, Rhett is also a leader at Clearfield High School. Recently when Clearfield was playing football at Fremont, some students from Roy High School came to the game and tried to get the Clearfield

students to vandalize the bleachers at Fremont in retaliation for what some from Fremont students did at their game with Roy. Rhett stepped in and told the kids from Roy, "We don't do that at Clearfield." It takes a lot of courage to stand up to others and do the right thing. We are very happy to have a great student, athlete, and courageous citizen as Rhett at Clearfield High School!

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3. Request to be on the agenda: Jordan Savage to thank the City for allowing use of Jensen Park for Scout Camporee.

Jordan Savage stated that, on behalf of the Boy Scouts of America and the Arrowhead District, he wanted to formally thank the City for use of Jensen Park for their recent Fall Camporee; the park was beautiful and City staff offered great support. He presented Mayor Palmer with a plaque to be placed at City Hall as evidence that the City supports scouting in the community.

Craig Johnson stated that Jensen Park is a great facility to use for the Camporee and there were nearly 200 participants. He stated that the District would like to continue the tradition.

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4. Approval of Minutes:

The following minutes were reviewed by the City Council: Work Session of September 27, 2016, Special Meeting of September 27, 2016, Special Meeting of October 5, 2016, Business Meeting of October 11, 2016, and Special Meeting of October 25, 2016.

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Councilmember Bolduc suggested the correction of minor typographical errors in the minutes documents.

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COUNCILMEMBER GAILEY MADE A MOTION TO APPROVE THE MINUTES LISTED ON THE AGENDA AS AMENDED. COUNCILMEMBER BOLDUC SECONDED THE MOTION; ALL VOTED IN FAVOR.

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5. Public comments

TJ Jensen stated that item 11 on the agenda is not listed as a public hearing. City Recorder Brown stated that item 11 deals with creation of a new zone and a public hearing is not required for that item as one was held by the Planning Commission; item 12 is the opening of the general plan and is related to item 11. Item 12 is advertised as a public hearing. Mr. Jensen stated that he has comments regarding the creation of the zone; the developer seeking the zoning designation for his property is allocating a portion of their acreage to a park and in his mind that qualifies the development as a cluster subdivision. He stated he would rather call the project what it is. He stated he would like the Council to consider lowering the density in the zone and increasing minimum setbacks. He stated citizens in the City have repeatedly said they want larger lots and lower densities and he would recommend that the Council provide some flexibility in the ordinance by starting with a lower density, but offering opportunities for a developer to gain approval of a higher density upon meeting certain criteria or conditions.

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Kevin Homer addressed item seven, the Pre-Disaster Mitigation Plan; he is concerned about the minimal planning that has taken place for the Information Technologies (IT) Security and Backup Plan. It could be very problematic for the City to lose valuable electronic data in the event of an IT system failure and if there is no backup plan in place, that could happen. The entire City could be brought to a screeching halt as a result of a loss of data.

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Brock Johnson stated he has been a Syracuse resident his entire life and he wanted to offer his support for the creation of Residential Planned Community Zone (RPC) and the regional park that could be built on the Woodside property for which the zoning designation is being sought. He stated he knows that the dedication of park space in the development will not lead to immediate construction of a park, but it would be wise for the City to accept the large parcel of ground in exchange for a higher density at the project. He stated he cannot express how much a park is needed to facilitate sporting events in the City. He stated that his family travels outside the City up to five nights per week to allow his kids to play sports in other cities. He stated he thinks it is responsibility to voice his opinion about the need for a park; he is not proud that Syracuse does not have the needed facilities that would allow residents to stay in the City. He stated he is a proponent of

smart and responsible development and he feels City staff and the Council can guide the project so that it is something the City can be proud of in the long term.

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Ray Zaugg stated that he is concerned about the General Plan being opened; he participated on the committee that updated the General Plan and it has not been closed for a full year. The Plan was approved by the Planning Commission and City Council with the lowest density being 8,000 square foot lots unless a development was zoned R-1 Cluster. The Council is now contemplating opening the Plan less than a year after its closure to allow the creation of a special zone that would include 3,500 square foot lots. He stated he disagrees with that action and he feels it sends the wrong message to the citizens that the Council is willing to sacrifice lot sizes for a park that will not be developed. He stated 50 acres is a lot of ground and he agrees the City needs parks, but he wondered how the City will fund its development and ongoing maintenance. He stated the City has approximately \$2 million that can be used to begin the development, but it may be necessary to raise taxes to fund the entire project. He noted the City will be losing a major portion of its sales tax revenue shortly and he wondered how that will be made up. He stated the Council needs to reconsider this action and think of how it will impact the City in the future and the kind of precedent it is setting for other developers that may want similar consideration in the future.

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Pat Zaugg stated she is in favor of a regional park, but not at any and all costs. She stated it may seem impossible to secure property for a park, but she does not like the idea that a developer has dangled a carrot in front of the City's face and the City is chasing after that carrot just to get a park. She stated a 3,500-square foot lot is very small; a development was recently built across the street from her with 8,000 square foot lots and she cannot even imagine lots less than half that size. She stated it is unreal to think that 3,500 square foot lots could contain a home. She noted the lots to the east of the Ski Lakes development are 5,500 square feet and they are tiny as well. She stated she is not in favor of the project. She added that she has posted information about the project on Facebook and received a lot of feedback, but she has been told that Facebook comments do not matter because they do not represent a viable voice, but she disagrees with that. Some people cannot or will not come to City Council meetings, but they will voice their opinion on Facebook and their voices should be heard. She hopes the Council will reconsider and renegotiate the project, but she noted that the lots in the subdivision will be smaller than lots in the City's R3 zone. She stated that she probably will not see the park developed and she may not see the homes built in the development deteriorate. She has a daughter-in-law who asked her why she is getting involved in a project that is located nowhere near her. She stated she is getting involved because she loves her City and she does not want to see what the Woodside project can do to the City.

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Craig Johnson stated that small lot sizes was something that he fought against when he served as a Councilmember; considering amending the General Plan to allow such small lot sizes is a step backwards in his mind. He stated there are too many negative repercussions associated with small lot sizes and those issues should be taken into account. He stated that sometimes it is important to consider principals over revenue or other objects. He stated the General Plan is a good guiding document and he does not believe it should be amended to allow higher densities. He stated that some of the lot sizes and the homes in the Ski Lakes development are somewhat an eyesore and he does not want that activity to continue.

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Chad Barney echoed Brock Johnson's comments. He stated he is not from Syracuse, but he grew up in a very active community that had great parks; this allowed him to spend time outdoors with his friends and families and built lasting relationships. He stated he moved to Syracuse and loves it here, but the City has horrible parks; many parks do not have restroom facilities. He stated he coaches a little league team in the area and he uses the LDS church ground to practice because the City does not have facilities to accommodate his needs and the many youth here. He stated he understands there is a diverse population in the City and many people that have lived here for many years, but there is also a fast-growing demographic of younger adults with young kids and they are forced to recreate outside the City and spend their money elsewhere. The revenue that would come to Syracuse if the City had a regional park would be great and he would be willing to accept a tax increase to build such a park. The kids need a place to play rather than being forced outside the City. He then stated it is his understanding that the majority of the lots in the proposed Woodside development will not be 3,500 square feet and he is comfortable with 50 percent of the lots in the development being that size. He indicated there is a sufficient amount of larger lots in the City. He stated he knows hundreds of people that are also supportive of the regional park; many of them drive as far as Salt Lake for their kids to play sports and they are frustrated by that. He suggested the Council do whatever needs to be done to bring the park to Syracuse.

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Jordan Savage stated that he is on the fence about this issue; he also agrees that the City does not have enough parks. He participated on a park committee in the City and it was great to see the City making plans for a regional park that could accommodate many different sports and a large number of people. He stated parks will create a draw for the City and it should be a priority for the City to build a large park; however, he does not feel the City has made much progress on that issue. He then stated that he does not like small lots and he does not believe they are good for the City. The homes built on the lots may initially look very nice, but as they age they may attract residents of lower income, which will lead to deterioration of the development. He stated he does not believe such high-density housing should be allowed and the City can find references in other cities that support the idea that the City should maintain higher densities. He stated the City can find other ways to fund the parks; many residents may be willing to accept a small tax increase to fund the park. He generally is not supportive of increases taxes, but he would be willing to offer financial support for the development of parks. He stated he paid for a brick at the Chloe's park and he would be willing to do something similar for other parks. The City needs to provide places for youth to play to increase quality of life in the area.

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Jaron Argyle stated that he also does not like small lots and would not want to live on one, but there are people that do live on small lots and some that can only afford small lots. The manner in which the City has been planned, there is a great amount of larger lots and it is not a problem to provide small lots to increase the population base for businesses in the community. He indicated he is a small business owner and he discussed the lack of success many businesses have experienced in Syracuse. If it is important for the Council to provide a larger population base to support businesses, it may be necessary to accept some small lots in certain areas of the City. He stated he does not understand why so many people are opposed to the development; if they do not like small lots, they do not have to purchase and live on one, but it is important to provide smaller lots for people that need them. He stated that starter homes are needed and as long as the community is developed properly and maintained according to City standards, the City should not need to work about the development creating problems.

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Mike Haney stated that he also does not understand the fear of small lots; his father is nearing retirement age and he wants a small lot. Small lots are not just attractive to a certain demographic; rather, they are attractive to retirees or young families. Starter homes are very important and they give people the opportunity to buy their first home and start their family and career. He stated his from Idaho and the community he lived in had a mix of small and large lots and it was a great community. He stated a regional park is very important and will keep families in the City. The location of the proposed Woodside development is also very close to the freeway and the park there can be accessed easily by visitors. Currently there is not a great draw to bring people to Syracuse and a park or a development like the proposed Woodside development could create that draw. He stated he does not believe the project will be a slum and it will only contribute to the greatness of the City.

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6. Authorize Mayor Palmer to execute Interlocal Cooperation Agreement
re: Davis Metro Narcotics Strike Force.

A staff memo from the Police Chief explained the Police Department is seeking approval from the Council to allow him to sign the Interlocal Cooperation Agreement for the Davis Metro Narcotics Strike Force. The signed agreement is necessary to allow the Strike Force to receive necessary federal Equitable Sharing funds. Additionally, the last Agreement on record that was signed by all participating entities is from 2004.

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Chief Atkin reviewed the staff memo.

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Councilmember Maughan stated that he has heard of great results the City has experienced by participation on the Strike Force and he is excited about the work that has been done and will continue to be done. Councilmember Gailey agreed and thanked City Manager Bovero for keeping the Council apprised of the activities that the City's strike force officer is participating in and the success he is having.

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Chief Atkin noted that page three of the contract includes an inaccurate reference; section 2(e) refers to section three, but it should refer to section five.

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COUNCILMEMBER MAUGHAN MOVED TO AUTHORIZE MAYOR PALMER TO EXECUTE INTERLOCAL COOPERATION AGREEMENT RE: DAVIS METRO NARCOTIS STRIKE FORCE WITH THE CORRECTION TO SECTION 2(E) TO REFERENCE SECTION FIVE. COUNCILMEMBER LISONBEE SECONDED THE MOTION; ALL VOTED IN FAVOR.

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7. Proposed Resolution R16-45 adopting the Natural Hazard Pre-Disaster Mitigation Plan as required by the Federal Disaster Mitigation and Cost Reduction Act of 2000.

A staff memo from the Fire Chief explained this Plan represents an update of the PDM Plan that was approved by the cities, counties, the State and by FEMA in 2009. It has been funded and developed under the PDM Program provided by the Federal Emergency Management Agency (FEMA) and the Utah Department of Public Safety, Division of Emergency Management (DEM). All of the demographic data, maps, vulnerability assessments and mitigation strategies in this plan have been revised to reflect the constant growth throughout Davis County. Davis County developed this PDM Plan in partnership with the jurisdictions it serves to substantially and permanently reduce the County's vulnerability to natural hazards. The Plan is intended to promote sound public policy and protect or reduce the vulnerability of the citizens, critical facilities, infrastructure, private property and the natural environment within the County. This can be achieved by increasing public awareness, documenting resources for risk reduction and loss-prevention and identifying activities to guide the development of a less vulnerable and more sustainable community. For the past couple of years, Davis County Emergency Manager Ellis Bruch (DCSO) and others have been working to update the FEMA PDM Plan for Davis County. After gathering data from each city in Davis County, they have submitted the plan to the State of Utah and to FEMA and they have both conditionally approved the plan. The final draft of the Plan includes mitigation strategies for each of the 15 cities in the county. Participation in the PDM plan for Syracuse City includes a commitment to mitigation progress pertaining to the various risks and hazards identified in the plan (the Syracuse-specific hazards identification portion of the plan can be found on pages 120-126). The memo concluded it is very important that our City adopt the plan in order to be eligible for FEMA assistance should we have a natural disaster.

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Chief Froerer reviewed his staff memo.

[10:49:09 AM](#)

Councilmember Maughan asked if it is correct that adoption of the Plan does not require the City to perform or fund certain activities; rather, the City will endeavor to support the projects referenced in the Plan. Chief Froerer stated that is correct. Councilmember Maughan stated it is also his understanding that there is no way for the City to opt out of the Plan as the Plan will proceed regardless of the City's participation. Chief Froerer stated that is correct; if the City were to choose to not participate in the Plan, Syracuse would still be eligible for Federal Emergency Management Agency (FEMA) assistance, but such funding could only be used to restore a piece of infrastructure that had been damaged; the funding could not be used to upgrade infrastructure. Councilmember Maughan stated he sees no harm in participating in the Plan.

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Councilmember Lisonbee stated she feels confident that Chief Froerer and Assistant Chief Hamblin have vetted the Plan in its entirety and she is comfortable moving forward.

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Chief Froerer briefly reviewed the short and long term goals of the Plan. Discussion centered briefly on access to different quadrants of the City upon the construction of the West Davis Corridor and Councilmember Gailey stated he feels the Plan adequately addresses some of those issues.

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COUNCILMEMBER MAUGHAN MOVED TO ADOPT RESOLUTION R16-45 ADOPTING THE NATURAL HAZARD PRE-DISASTER MITIGATION PLAN AS REQUIRED BY THE FEDERAL DISASTER MITIGATION AND COST REDUCTION ACT OF 2000. COUNCILMEMBER ANDERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

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8. Final Subdivision Plat Approval, Jackson Court, located at approximately 1958 South 2000 West; and Proposed Resolution R16-

R16-47 approving a development agreement and development theme for Jackson Court, a PRD subdivision located at 1958 South 2000 West.

A staff memo from the Community and Economic Development (CED) Department explained this 20 lot, 5.22-acre PRD project named Jackson Court received preliminary subdivision approval from the City Council on September 13th, 2016. The Planning Commission forwarded a positive recommendation for approval for the preliminary plat on August 2nd, 2016. The Planning Commission reviewed the final plat application on October 18th, 2016 and is recommending denial for the project. Please refer to the meeting minutes for their motion:

COMMISSIONER DAY MADE A MOTION FOR THE PLANNING COMMISSION TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE FINAL SUBDIVISION PLAT, DEVELOPMENT THEME DOCUMENT AND DEVELOPMENT AGREEMENT FOR JACKSON COURT, LOCATED AT 1958 S 2000 W. THE MOTION WAS SECONDED BY COMMISSIONER BINGHAM. COMMISSIONER DAY AND COMMISSIONER BINGHAM VOTED IN FAVOR. COMMISSIONER RACKHAM, COMMISSIONER MCCUISTION, COMMISSIONER VAUGHAN & COMMISISONER THORSON NAY. MOTIION FAILED WITH A 4/2 VOTE.

Commissioner Thorson stated he would like to make a motion, to make a motion that they deny the Jackson Court subdivision plan as presented, with the finding that it does not meet the code with regards to access. Can't say that the City deny it, would say that the City Council address it with that finding. Would make a motion that they forward to the City Council with the finding that the Commission has rejected the proposal based on the lack of direct arterial access. Doesn't want to recommend denial, doesn't, like it but it fails the test in his mind. Commissioner Vaughan stated what might be easier is if he said, and not trying to influence him, but that the motion is that they deny it and send it to the City Council.

COMMISSIONER THORSON MADE A MOTION TO DENY THE JACKSON COURT FINAL PLAT AND FORWARD TO CITY COUNCIL WITH A RECOMMENDATION TO ADDRESS THE COMMISIONS FINDING THAT IT LACKS ARTERIAL ACCESS. COMMISSIONER RACKHAM SECONDED THE MOTION. COMMISSIONER RACKHAM, COMMISSIONER MCCUISTION, COMMISSIONER VAUGHAN AND COMMISISONER THORSON IN FAVOR. COMMISSIONER DAY AND COMMISSIONER BINGHAM VOTED NAY. MOTION PASSED WITH A 4/2 VOTE.

Staff has thoroughly reviewed this plan and feels that, to the best of our knowledge, it meets all of Syracuse City's ordinances for final plat approval. The concerns raised by the Planning Commission are related to the preliminary plan and that stage of development was approved on September 13th 2016. The developer made various adjustments to the plan prior to receiving preliminary approval. Please refer to the following summary of revisions made at the preliminary plat.

Modifications included:

1. Adding additional amenities (fire pit, swings, walking trail)
2. No parking signs on one side of the driveway, submitting core samples of driveway to ensure it will support emergency vehicles
3. Providing letters of support from Craig Estates HOA
4. Widening the trail connection to 2000 W so it could be used for emergency response as needed.
5. There were three road access concerns that have all been addressed.
 - a. The first is that ordinance 10.75.040(7) requires a 'direct connection' to an arterial road. The developer provided a "connection" to the arterial 2000 W by way of an 8' asphalt trail. Since the ordinance was vague, the trail was sufficient to meet the requirement. However, as you know, the city is working on clarifying this language to prevent this issue in the future.
 - b. The second road access concern was that the access of Craig Lane was too close to the adjacent intersection. Ordinance 8.10.070 explains that the Planning Commission can recommend closer street alignments. There are many examples of this throughout the city. The Jackson Court intersection location was approved with the preliminary plan.
 - c. The third road access concern was related to having a private driveway that services 18 homes. The ordinance addresses private streets but is vague concerning private driveways. The configuration was approved after the developer demonstrated that the driveways were of adequate size for emergency vehicles. Also, as you know, the City is working on amending the ordinance to add more control over private driveways.

In addition to the final plans, a development agreement is required for all developments in the PRD Zone. Both documents are attached herein and will require your approval.

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CED Director Mellor reviewed the staff memo.

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Councilmember Maughan inquired as to what changed in the plan between the time the Planning Commission recommended approval and later recommended denial of the project. Mr. Mellor stated there were no substantive changes; the issues that the Planning Commission cited for denial were also present when they offered a positive recommendation. Councilmember Maughan stated he feels the City has a serious issue with the Planning Commission understanding their role. If the project received preliminary approval by the Planning Commission and there were no significant changes between preliminary and final approval application, the Planning Commission should not have rendered a negative recommendation. Mayor Palmer stated he has met with several Planning Commissioners to discuss these types of concerns. Mr. Mellor added City Administration will continue to provide training to the Planning Commission to help them clearly understand their role when dealing with legislative and administrative applications. Councilmember Maughan clarified that his concerns are not reflective of this specific project; rather, he simply wants to ensure the City is protected against litigation related to the handling of development applications.

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COUNCILMEMBER LISONBEE MOVED TO GRANT FINAL SUBDIVISION PLAT APPROVAL FOR JACKSON COURT LOCATED AT APPROXIMATELY 1958 SOUTH 2000 WEST. COUNCILMEMBER GAILEY SECONDED THE MOTION.

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Councilmember Lisonbee stated the developer was very forthcoming in answering concerns of the Council and she is appreciative of the work they were willing to do to address those concerns.

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Councilmember Maughan stated he is somewhat torn; he initially voted in opposition of the project and he feels it is appropriate to maintain consistency, but he feels that it his obligation to support the project since it initially received support from the Council. Councilmember Lisonbee indicated Councilmember Maughan has discretion as a Councilmember to vote in opposition of the project and that will not create any liability for the City because this is an administrative decision.

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Mayor Palmer stated there has been a motion and second to grant final subdivision plat approval for Jackson Court and he called for a vote; ALL VOTED IN FAVOR, WITH THE EXCEPTION OF COUNCILMEMBER MAUGHAN WHO VOTED IN OPPOSITION.

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COUNCILMEMBER LISONBEE MOVED TO AND ADOPT PROPOSED RESOLUTION R16-47 APPROVING A DEVELOPMENT AGREEMENT AND DEVELOPMENT THEME FOR JACKSON COURT, A PRD SUBDIVISION LOCATED AT 1958 SOUTH 2000 WEST. COUNCILMEMBER GAILEY SECONDED THE MOTION; ALL VOTED IN FAVOR, WITH THE EXCEPTION OF COUNCILMEMBER MAUGHAN WHO VOTED IN OPPOSITION.

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9. Authorize City Administration to enter into right-of-way purchase agreement with the Utah Department of Transportation (UDOT) for the sale of property on 2000 West.

A staff memo from the Community and Economic Development (CED) Director explained that in conjunction with the widening of 2000 West, UDOT has offered to purchase two temporary construction easements, land, and a perpetual utility easement. The purchases are on two City owned parcels. The first is on the entrance of Founders Park south of Syracuse Elementary and the second is further north by a City owned detention basin across the street from Utah Onions. The Planning Commission reviewed this purchase at their November 1 meeting and is forwarding a positive recommendation for approval.

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City Manager Bovero reviewed the staff memo and he briefly discussed the UDOT project that will be completed in conjunction with these property acquisitions.

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Councilmember Lisonbee asked if the properties were appraised. Mr. Bovero stated UDOT uses a third property independent appraiser and property acquisition firm. Councilmember Lisonbee asked if the amount of money the City is being compensated will cover the costs to alter the parking lot and entrance at Founders Park, to which Mr. Bovero answered yes.

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COUNCILMEMBER LISONBEE MOVED TO AUTHORIZE CITY ADMINISTRATION TO ENTER INTO RIGHT-OF-WAY PURCHASE AGREEMENT WITH THE UTAH DEPARTMENT OF TRANSPORTATION (UDOT) FOR THE SALE OF PROPERTY ON 2000 WEST. COUNCILMEMBER ANDERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

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10. Proposed Ordinance 16-26 amending Chapter 10.75 of the Syracuse City Municipal Code pertaining to Planned Residential Developments.

A staff memo from the Community and Economic Development (CED) Department explained that, as requested, the proposed text amendment to the Planned Residential Development (PRD) zone being forwarded to the City Council from the Planning Commission. The proposed changes are as follows:

- 10.75.040(A)(2) - This added language is intended to add detail to the requirements for common space in a PRD development. 20% of a PRD project would be required to be designated as common space.
- 10.75.040(A)(5) - Language clarifying that a 'direct connection' consists of a full width dedicated road.
- 10.75.070 - This limits shared driveways to 6 dwelling units total and a maximum length of 160 feet. Also, shared driveways must be built to accommodate fire apparatus.

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City Planner Steele reviewed the staff memo. The Council engaged in brief discussion about the proposed ordinance amendments, with a focus on the definition of direct connection.

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COUNCILMEMBER GAILEY MOVED TO ADOPT ORDINANCE 16-26 AMENDING CHAPTER 10.75 OF THE SYRACUSE CITY MUNICIPAL CODE PERTAINING TO PLANNED RESIDENTIAL DEVELOPMENTS. COUNCILMEMBER BOLDUC SECONDED THE MOTION; ALL VOTED IN FAVOR.

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11. Proposed Ordinance 16-27 creating a new Residential Planned Community Zone.

A staff memo from the Community and Economic Development (CED) Director explained the City is considering the creation of a new zone which could be used to create a large-scale master planned community. The zone would be called " Residential Planned Community Zone " or RPC. A master planned community as envisioned, would include smaller lots, but also include ample open spaces and amenities. The zone would allow for flexibility in lot sizes and density to accommodate a variety of housing types that are currently in high demand. The memo offered the following historical timeline for discussions of the proposed zone:

- **July 5th, 2016** - The Planning Commission discussed the new MPC zone that would allow higher density and smaller lot sizes and expressed discomfort about creating such a zone.
- **July 19th, 2016** - The Planning Commission discussed the new MPC zone and the following is a summary of the proposed changes: Increase minimum lot sizes to 10,000 square feet, 8,000 square feet, 6,400 square feet, and 5,100 square feet so that each category reduces by 20%. Increase required common space to 25%. Restrict the private drives to no parking, limit the number of homes on the driveway, and make the widths to be determined by the fire marshal. Reduce minimum acreage to 50 and remove the language about being 'contiguous' and the possibility to 'piggyback' on an existing development. Other changes were discussed related to open spaces, trails, and traffic.
- **August 2nd, 2016** - After much discussion, the Planning Commission is forwarding a positive recommendation for approval of the attached ordinance. The attached is the motion:
 - Commissioner Rackham made a motion to recommend for approval to the City Council Title 10 the Residential Planned Community (RPC) zone with the following changes: that the total units add a minimum of 15% on the other lots standards, the dimensions of all shared driveways shall be determined in accordance with current IFC code, the minimum lot width for the 10,000 be 85 ft., 8,000 be 75 ft., 6,400 be 65 ft. And 5,100 be 55 ft., the minimum side yard for 5,100 be 7 ft., the plan must be developed by an accredited master planner with the concepts and the design for the development, minimum land requirement is 100 contiguous acres, the entire master plan must

be presented and approved at the same time and cannot have additional phases added after approval by the city council, major amenities of substantial benefit to the city and approved by the City Council must be provided to the city, property maintenance HOA section will become its own section, requirement added for an architectural review committee to review all exterior structural changes and making these changes to conform with the requirements of what the planning commission believes is the general plan and to keep the character of the city the way the residents would like to see it. The motion was seconded by commissioner Day. Commissioner Thorson and Moultrie voted nay, all other commissioners voted in favor, motion carried with a majority vote, 5/2.

- **August 23rd, 2016** - The city council had a discussion on the new zone and the lot sizes and densities. It was determined that there would need to be a significant park amenity needed in this new RPC zone to offset the densities proposed and that more density was a sufficient exchange for more park.
- **October 25th, 2016** - The city council asked for certain items to be removed or edited those changes have been made to the amended document:
 1. *Lot sizes – smallest lots can be 3,500 SF or greater*
 2. *No more than no more than 47% of the development can be less than 5,600 SF*
 3. *Minimum land requirements for MPC zone: 100 contiguous acres. Non-contiguous land areas below 100 acres in size may be considered to be added to the planned community if: the non-contiguous land area is proposed in conjunction with a plan submittal containing a land mass of at least 100 contiguous acres, the non-contiguous land area is not smaller than 10 acres, All land areas within the development are managed by one HOA, all land areas are considered to be one unified development, be within a third mile of the larger 100 acre land mass (.33 mile), and be limited to one non-contiguous land area addition to the larger land mass.*
 4. *Public parks shall be included in the common space requirement and be 25% of the gross project acreage*
 5. *Amend the chart per the smallest lots and largest lots SFD-3,500<*
 6. *Remove or amend text per text in ordinance per the recommended changes the council has asked for as it affects the code.*

11:14:54 AM

CED Director Mellor reviewed the staff memo and facilitated a discussion among the Council regarding topics such as building orientation on lots throughout the development, allowing park space to be used in the calculation of total open space for the project, the requirement of a developer to provide a preliminary plat at the time they apply for the zoning designation, the point at which a project may become vested, the transferability of a development agreement for a property that may carry the RPC zoning designation, and the minimum amount of exterior living space required on each property.

11:51:02 AM

Mr. Mellor summarized the Council recommended changes as follows:

- Amend language to require corner lots to face a public road, unless they are on a private drive, in which case they will face the private drive.
- A minimum of 25 percent of the gross acreage shall be established as common space.
- Ownership maintenance responsibilities will be defined through the development agreement
- Common spaces shall be accessible to the general public, with the exception of clubhouses, pools, and other private amenities specified in the development agreement.
- Outdoor living spaces must be a minimum of 25 square feet.
- Granting RPC zoning to a property is contingent upon execution of a development agreement.
- Rooftop gardens will be exempted from the requirement to orient chairs to the road in outdoor living spaces.

11:52:32 AM

COUNCILMEMBER MAUGHAN MOVED TO ADOPT ORDINANCE 16-27 CREATING A NEW RESIDENTIAL PLANNED COMMUNITY ZONE AS AMENDED ACCODRING TO THE RECOMMENDED CHANGES SUMMARIZED BY MR. MELLOR ABOVE. COUNCILMEMBER ANDERSON SECONDED THE MOTION.

11:53:16 AM

Councilmember Lisonbee stated that she has been participating with the developer in negotiations of their project and the development of this zone and she has nothing but good things to say about the developer; however, for the same reasons she expressed previously when an action was taken regarding the creation of a new zone, she will be abstaining from voting on the ordinance.

[11:53:54 AM](#)

Mayor Palmer stated there has been a motion and second to adopt the ordinance and he called for a vote; ALL VOTED IN FAVOR, WITH THE EXCEPTION OF COUNCILMEMBER LISBONEE, WHO ABSTAINED FROM VOTING.

[11:54:07 AM](#)

12. Public Hearing: Consideration of Woodside Homes' application to open and amend the General Plan.

A staff memo from the Police Chief explained that recently parcels 121030082, 121040028, and 121060054 were annexed into Syracuse City's jurisdiction. The R-1 zoning the property is entitled to presently would not allow for the developer to complete the development as proposed. Syracuse Municipal Code (SMC) Section 10.20.060 cites instances where the General Plan may be amended outside the open amendment period. One of those conditions reads:

(E) (c) The Council finds that the proposed development has the potential to confer a substantial benefit on the City.

On October 25, 2016, the Syracuse City Council entered into an agreement with Woodside Homes allowing for 700 units across 188 acres of which 324 lots could be 3,500 SF or greater. To mitigate the impact of the density the city would be given 50 contiguous acres allowing for a park. By acquiescing to the annexation agreement, the council has expressed to the developer that granting 50 acres for a public park in combination to adding 700 new families into the city is grounds to consider this residential development a "substantial benefit" to the City. For this development to be possible there must be a zone change from R-1 to RPC. According to SMC 10.20.070 (E) A decision to amend the zoning map shall be consistent with the current general plan and general plan map. Prior to a zone change, the general plan must be amended. If the Council agrees to open the general plan – directing Planning Commission to review and recommend a change to on parcels 121030082, 121040028, and 121060054 from R-1 to RPC The Woodside Homes General Plan Amendment will be on the PC agenda for December 6, 2016.

[11:54:33 AM](#)

Mayor Palmer opened the public hearing.

[11:54:55 AM](#)

TJ Jensen commended Woodside homes for their willingness to work with the City to provide a regional park to replace the park acreage that the City formerly owned, but sold. He also commended the Council for working to secure park ground and he encouraged the Council to work diligently to develop the property as quickly as possible to prevent people from leaving the City to participate in recreation activities.

[11:55:48 AM](#)

Pat Zaugg stated that she also supports sports and recreation and she served as the girls recreation director in the City several years ago; she has six children that played sports in their youth and she understands that it can be difficult to travel outside the City to participate in those activities. She stated she is also in favor of the City building a regional park, but she has concerns about the proposed Woodside development. Her largest concern is traffic mitigation as Gentile Street and 2000 West are already heavily congested. She stated the West Davis Corridor may handle some of the traffic, but it will also serve as an easy way in and out of Syracuse and people visiting the park or living in the development will not necessarily visit the Town Center and spend their money here. She added there may be some difficulty with providing needed services to the property and she would caution the Council to be careful in their consideration of the development; the number of homes to be built is not small and, rather, the developer is seeking approval for 700 additional homes in a very small area. She stated the argument has been made that starter homes are needed, but she does not believe those making that argument would live in or near the development on such small lots. She concluded that she understands that there is a need for high density housing, but she does not think it is suitable for Syracuse and she urged the Council to reconsider.

[11:58:49 AM](#)

Trent Barney stated that he and his wife and their three kids still live in their starter home; they purchased it when home prices were lower due to economic conditions, but if he had to purchase the same home in today's market, there is no way he would have been able to purchase in Syracuse. He stated that starter homes on small lots can be occupied by small families that can be an asset to the community; he feels he and his wife contribute to the community and if they had not had

an opportunity to purchase in Syracuse they would be living somewhere else. He stated he feels there are more positive attributes than negative when it comes to starter homes and many of the families that first live in those homes will want to stay and as they are able to, they will upsize and buy bigger homes in Syracuse. He understands there are strong feelings on both sides of the issue, but for him it is very important to provide a regional park for the residents to keep Syracuse residents here and draw people from other communities.

[12:01:23 PM](#)

Brad Robinette stated he agrees that the City needs a regional park and he also supports people that would like to live on small lots, but he agrees with Ms. Zaugg's comments about traffic problems that may be associated with the project; the project will bring 700 to 1,400 additional vehicles to the City's streets and there are already issues on Bluff Road and Gentile Street where most of the traffic will be. He asked what will be done to mitigate that issue. He stated that he feels the Council should carefully consider that issue rather than make a reckless decision based on the promise of land for a regional park.

[12:02:43 PM](#)

Chad Barney stated that he is aware of other developments in the State that have small lots, but they have beautiful homes with great people living in them. One example of this type of development is the Daybreak community. He stated a variety of lot sizes is needed to provide diversity to the community. He agrees traffic may be a concern, but he still thinks the City needs a regional park to give Syracuse families and opportunity to stay in the City to recreate. He reiterated that the park would be a draw for the community and people visiting here will spend their money at local businesses. He stated he would be willing to accept a tax increase as well to support the park.

[12:05:06 PM](#)

Jaren Argyle stated that he has worked in the development industry for the last 12 years and he can attest to the fact that lot sizes do not always dictate the type of people and the income level of residents that will live in homes on small lots. He stated he has built homes for people with low to moderate incomes on half-acre lots; he has also built homes upwards of \$800,000 on .15 acre lots. He stated lot size does not dictate the residents' status or income level.

[12:06:24 PM](#)

There were no additional persons appearing to be heard.

[12:06:40 PM](#)

CED Director Mellor then reviewed the staff memo.

[12:08:11 PM](#)

Councilmember Maughan stated that the City has opened the General Plan several times since its closure and he cannot see why the Council would not consider this request. He then reported on land use training he received last Saturday and one speaker indicated that quite often cities encounter difficulties when they treat their General Plan as their constitution and become unwilling to waiver from it. He stated the General Plan is expected to change regularly and should be reviewed and studied to ensure it is a guide that helps rather than hinders the City. One of his takeaways from the training is that the General Plan is a 'dance' between what the City can control and what it cannot. He understands that amending the General Plan to allow the Woodside development will bring many people into the City, but if the project does not proceed, people will still come to Syracuse. He stated that the subject property will eventually be developed, whether by Woodside or another developer. He stated many people have reached out to him and the majority of them are in favor of the regional park. He has not been a huge advocate for a regional park in the past because he was worried about the burden it would place on the City, but he has heard from a great number of people that they believe the City has committed to provide a regional park to allow their children to stay here to play sports and to provide a great amount of open space upon which they can recreate. He stated that this is an opportunity that give the City a chance to uphold that commitment and he does not see it possible to acquire such a large parcel of property in any other way. He stated that the fact that the City would not be required to buy land and water shares for the land is significant and will save a great amount of money that would have otherwise been dedicated to building a regional park. He stated that the neighborhood he lives in was promised a park and the full development plans for that park were never brought to fruition and that causes him concern relative to the land to be dedicated for a park within the Woodside development; he wants to ensure that the park will actually be constructed and it will be necessary to consider the financial implications of such a project over the next several budget years. He again referenced the land use training he received on Saturday and stated there was discussion about the requirement that all cities enact modest income housing plans; there are three ways to provide modest income homes: reduce the quality of the home, increase density, or change the type of home constructed. This could lead to allowing massive apartment complexes or mobile home parks. However, if the City approves the Woodside development to allow higher density with high end homes, the City retains control over the future development of the City because it will not be forced to allow low quality materials or apartment complexes. He concluded

by reiterating that the majority of the people that reached out to him are in favor of the project and, ultimately, the regional park.

[12:16:21 PM](#)

Councilmember Lisonbee stated that she understands there are several viewpoints relative to the purpose of a General Plan. She stated that in her opinion the General Plan is the constitution of the City; it creates what Syracuse is and everyone that lives here loves Syracuse because of what it is. That does not mean that the General Plan cannot be changed and the Plan itself indicates that amendments to the General Plan are allowed when such an amendment would provide a significant benefit to the City. She stated she feels that it is appropriate to consider opening the General Plan for this request. She added, however, that she is unaware of any time that the General Plan has been opened over the last year since its closure. She stated that the Plan was kept open for an extended period of time before the next five-year closure period, but it is important to make the distinction that the Plan had not actually been opened over the past year. She stated the Council heard from several residents that they want the General Plan to be strong because they like Syracuse the way it is and she likes it the way it is as well, but that does not mean that she is opposed to a diverse population. She welcomes anyone that chooses to live in Syracuse because the more diverse the population, the more wonderful the City will be. She stated that her reason for abstaining from voting on the last item is not because she does not support a regional park, because she does and she was the first to request property for a park from the developer. She appreciates all the developer has done, but she abstained because she does not like the direction that the negotiations took on the Council's side. She will continue to abstain for that reason and for reasons she has stated previously. She stated she will continue to defend the General Plan and make sure everyone understands it is an important document in the City.

[12:19:52 PM](#)

Councilmember Gailey discussed the history of the area in which the subject property is located; it was commonly referred to as a white elephant because it was something that was part of Syracuse, but had no value. With the development of the West Davis Corridor, the property still does not have a lot of value for low density development, but a higher density development does have value there. As a lifetime Syracuse resident, he feels anything that brings value to the white elephant is a good thing and he thinks the development and the park will be a tremendous asset to the community over the next several years. He acknowledged there may be traffic problems initially, but they can be addressed by the Corridor and other transportation projects. He has also had many people contact him that are supportive of the project and the park. In his opinion, the General Plan is a guiding document rather than a directive and he feels the Council would be foolish to turn the project away on the notion that the General Plan should not be opened.

[12:22:25 PM](#)

Councilmember Anderson stated that the feedback she has received has been overwhelmingly positive and supportive of the proposed development; she can count on one hand the number of negative responses she has heard. Most people recognize that the property will be developed and will contain many homes, but alternative plans would not include a large park. The proposed development will contain multiple homes and a 50-acre park. She stated she feels the Council is responsible in planning for the growth and provide park space for the new and existing residents of the City. There would be no other way to buy land and develop a park without issuing debt or increasing taxes, but with this plan it may be possible to begin developing the park within a year or two.

[12:24:09 PM](#)

Councilmember Bolduc stated she has had mixed feelings about the project, but it has been her experience in raising her children that as they participated in sports it was necessary to travel outside the City to play at large parks in other communities. Her husband's project for his Master's Degree focused on the development of a regional park and recreation has been a huge part of her family's life. She stated she knows there may be some issues with traffic congestion and the City will need to address that, but she believes there is no other way to provide a regional park than to approve this project.

[12:25:38 PM](#)

Mayor Palmer stated he has been supportive of developing a regional park for a long time; he fought for it a couple of years ago and failed. This is a great opportunity to gain land and use available money to begin developing the park soon. His neighborhood is made up of many people that participate heavily in recreation activities and they are very supportive of the project. The developer has indicated the quality of the homes will bring quality people to the City. There are many people who want smaller homes and smaller lots.

[12:26:59 PM](#)

Councilmember Maughan stated the Council has considered traffic congestion problems and the City has already received a grant to reconfigure the intersection of Gentile Street and Bluff Road. Other road improvements will be required as part

of the development. He stated the Council has taken this application very seriously and is working to ensure that any burdens created by this development is not placed upon existing residents.

[12:28:33 PM](#)

COUNCILMEMBER GAILEY MOVED TO AUTHORIZE OPENING OF THE GENERAL PLAN TO ALLOW FOR PARCELS 121030082, 121040028, AND 121060054 TO BE AMENDED AND REQUESTING REVIEW AND RECOMMENDATION FROM THE PLANNING COMMISSION ON CHANGING THE ZONING OF THE PARCELS FROM R-1 TO RPC AS REQUESTED BY THE APPLICANT. COUNCILMEMBER MAUGHAN SECONDED THE MOTION; ALL VOTED IN FAVOR, WITH THE EXCEPTION OF COUNCILMEMBER LISONBEE, WHO ABSTAINED.

[9:34:47 PM](#)

13. Proposed Resolution R16-46 directing the Syracuse City Planning Commission to take final action on certain land use applications with a certain time period.

A staff memo from the City Attorney explained that on October 25, this Council approved an Annexation Agreement with a specific timeframe for land use decisions. Of course, the planning commission must give recommendations on all land use applications prior to Council consideration. The agreement did not state which decision must be reached by the Planning Commission, but it does require the Commission to act by a certain date on two specific items: the General Plan/Concept review (Dec 6) application, and the Zone Change/Preliminary Plat application (Jan 3). This resolution establishes that the timeframe adopted by the Agreement is the "maximum period of time granted" to the Planning Commission on these specific applications, in order to comply with the City's legal obligations. If the Commission does not take action by that date, then it will be deemed a recommendation of approval, as per Syracuse Municipal Code § 3.10.100. If the Commissioners are concerned that there is insufficient time to discuss and decide these issues during its usual three-hour meeting (which can also be extended past 9:00 PM by motion), this resolution also gives them the support necessary to schedule additional meetings, as necessary, outside of their normal schedule. This support includes a commitment to provide staff at those meetings and to cover the expenses of their meetings.

[9:35:46 PM](#)

City Manager Bovero reviewed the staff memo.

[12:31:24 PM](#)

Council discussion centered on the speed at which the Planning Commission typically acts upon pending applications, after which Councilmember Lisonbee suggested that the Council address this issue through the Planning Commission's bylaws. She suggested that rules be included in the bylaws to require attendance at meetings to ensure that a quorum is present to act on agenda items; she is uncomfortable adopting a resolution that pressures the Planning Commission to act when they are not comfortable doing so. If a single agenda item is being tabled repeatedly, that issue can also be addressed in the bylaws.

[12:35:37 PM](#)

Mr. Mellor clarified that the proposed resolution is specific to agenda items related to the proposed Woodside development and is in accordance with the annexation agreement entered into by the City and Woodside. Certain timelines must be met so that the City does not breach that contract.

[12:38:32 PM](#)

Council discussion of the proposed resolution continued, with Councilmember Gailey suggesting the Planning Commission being educated on the importance of them moving through their decision-making process expeditiously. He stated he feels the Planning Commission's operations have improved and the Chair of the Planning Commission has done a fine job conducting effective meetings. Councilmember Lisonbee stated she appreciated that feedback, but still feels it may be possible to address any outstanding issues in a review of the Planning Commission's bylaws at a future meeting.

[12:43:05 PM](#)

COUNCILMEMBER MAUGHAN MOVED TO ADOPT RESOLUTION R16-46 DIRECTING THE SYRACUSE CITY PLANNING COMMISSION TO TAKE FINAL ACTION ON CERTAIN LAND USE APPLICATIONS WITHIN A CERTAIN TIME PERIOD. COUNCILMEMBER LISONBEE SECONDED THE MOTION; ALL VOTED IN FAVOR.

[12:43:52 PM](#)

Acting City Attorney Garside assured the Council that the manner in which the resolution is drafted is a very common statutory scheme that protects the public or applicant by ensuring their application will go forward; the resolution gives the Planning Commission the incentive to act by declaring that failure to act is deemed an approval

[12:44:38 PM](#)

14. Proposed Resolution R16-39 adopting the Recruitment, Retention, and Employee Compensation Policy.

A staff memo from the City Manager explained that during the October 25, 2016 work session meeting, the Council requested that City Administration summarize the items discussed in the meeting to assist in the discussion, and add information related to advancements, promotions, and benchmarking. Councilmembers Lisonbee and Bolduc have requested this item to be on the business agenda for a vote and it was also included on the work session agenda for discussion.

[12:45:08 PM](#)

City Manager Bovero reviewed the staff memo and summarized the changes that have been made to the policy since its last review by the Council. The Council offered feedback for additional changes to the document and Councilmember Maughan indicated that he feels the changes are significant enough to warrant tabling adoption of the Policy until the next meeting. Councilmember Lisonbee stated she is comfortable with that.

[12:52:00 PM](#)

COUNCILMEMBER LISONBEE MOVED TO TABLE RESOLUTION R16-39 ADOPTING THE RECRUITMENT, RETENTION, AND EMPLOYEE COMPENSATION PLAN UNTIL THE DECEMBER 13, 2016 CITY COUNCIL MEETING. COUNCILMEMBER BOLDUC SECONDED THE MOTION.

[12:52:54 PM](#)

Councilmember Gailey stated that he feels lowering wage scales to the 50th percentile of benchmark data sends a bad message to the staff and he asked that the Council reconsider that change to the Policy. Councilmember Lisonbee stated that the 50th percentile is a starting point, but wage scales for some positions may be set at a higher percentile and she hopes to be able to get the message across to employees that the Council will look at each position and set the minimum wage and mid-range wage where appropriate. However, if the minimum percentile for all positions is set at the 60th percentile, that would be problematic. Councilmember Maughan added that he understands Councilmember Gailey's concerns and he initially recommended a Policy that does not have a set percentile for wage scales, but he was told that would also send a bad message to the employees. He stated using the 50th percentile is a 'safety net' for employees that their wages will never be below the mid-point. He stated he does not want to reduce any pay or be non-competitive, but as the market changes there are some positions for which a wage scale increase may not be needed. He stated he wants the Policy to be flexible so that wage scales can be adjusted according to market indicators. Councilmember Gailey stated that makes sense to him, but for employees the Policy is based upon merit and employees are told they must be better than average to receive a merit increase, but using the 50th percentile sends the message that the Council is not willing to pay better than average. Councilmember Bolduc stated that the 50th percentile is a starting point. Councilmember Lisonbee added that the minimum wage is not less than what an employee's counterpart in another city is earning. Councilmember Gailey stated he understands, but he is concerned about the subliminal message sent to employees relative to setting wage scales at the 50th percentile.

[12:58:30 PM](#)

Mayor Palmer stated there has been a motion and second to table the proposed resolution and he called for a vote; ALL VOTED IN FAVOR.

[10:05:57 PM](#)

Councilmember Lisonbee asked that the Council not reconvene in their work session to discuss the items relating to secondary water; however, she wished to briefly discuss the Board of Adjustments during this meeting.

[1:00:30 PM](#)

COUNCILMEMBER MAUGHAN MOVED TO TABLE WORK SESSION AGENDA ITEMS D, E, AND F UNTIL DECEMBER 13 AND ADDRESS ITEM G DURING THIS MEETING. COUNCILMEMBER ANDERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

[1:01:20 PM](#)

Work Session Item G: Discussion regarding Board of Adjustments

Councilmember Maughan indicated he has emailed the Mayor his nomination. Other Councilmembers indicated they will also email nominations to the Mayor for his consideration or follow-up with the candidate.

[10:07:47 PM](#)

15. Public comments

TJ Jensen stated Councilmember Maughan raised some concerns regarding moderate income housing and he wanted to note that, while that may become an issue in the future for the City, the most recent moderate income housing report indicates the City meets all legal requirements due the presence of R3 housing and older homes in the City. He also corrected Councilmember Gailey on a point he made about the land to be developed by Woodside homes; he had indicated that there were water issues with the land below the Bluff, but those issues have been addressed and corrected and there are so few water issues in that area today. He stated he has total confidence that it will be possible to plant grass on the land and the development there will be beautiful.

[1:05:26 PM](#)

Ralph Vaughan stated he is the Chair of the Planning Commission and he addressed the adoption of Resolution 16-46. He stated he feels the action taken by the Council was a good decision and he accepts it. He has made the Planning Commission aware of the fact that there will be an agenda item on December 6 dealing with the Woodside application and that it is extremely important that all members of the body thoroughly research and consider the issue and be prepared for a long meeting and to take action. He has stressed how important the issue is to the City and he appreciates the opportunity to participate in the process. He addressed Councilmember Lisonbee's suggestion that the Planning Commission's bylaws be reviewed and noted that he has served on other Planning Commissions that operated under bylaws that are much more restrictive, especially relating to attendance. He stated he would embrace similar bylaws in Syracuse City. He noted there has been an attendance issue on the Planning Commission in the past, but that has been resolved for the most part over the past year. He added that communication between the City Attorney and the Planning Commission is excellent, but one area where there may be room for improvement is the lack of continuity. There is some inconsistency in the presentation of applications; Mr. Mellor makes presentations to the City Council, but his staff makes the presentations regarding the same applications to the Planning Commission. This is problematic because the Planners on staff do not attend Council meetings and they may not fully understand the direction from the City Council to the Planning Commission. He recommended that the same person make recommendations to the City Council and Planning Commission so all arguments are heard. He then stated that the Planning Commission is bound by Syracuse City Code and should act accordingly; he has tried to educate the Planning Commission regarding the Code and he has tried to steer them as much as possible in the right direction. He stated that he feels the Planning Commission does a great job and, while he does not always agree with them, he supports them.

[1:10:56 PM](#)

Chief Atkin stated that as a citizen he is very supportive of developing a regional park. From a law enforcement standpoint, it is his understanding that the proposed Woodside development could bring approximately 2,800 new residents to the City and addressing the issues associated with that increase in population as well as developing the park will require staff commitments. He then stated that the annual Guns and Hoses charity basketball game will be held December 5 at 6:00 p.m. at Syracuse High School; he is amazed by the support the event has received from the City and surrounding communities. Many items have been donated for the silent and live auctions and he and his Department look forward to helping City employee Mike Mathis and his family this year.

[10:18:32 PM](#)

16. 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 Bolduc's report began at [10:18:43 PM](#). She was followed by Councilmembers Maughan, Gailey, Lisonbee, and Anderson.

[1:34:51 PM](#)

12. Mayor's Report.

Mayor Palmer's report began at [1:34:56 PM](#).

[10:40:50 PM](#)

13. City Manager report

City Manager Bovero's report began at [10:40:54 PM](#).

City Council Regular Meeting
November 14, 2016

At 10:45 p.m. COUNCILMEMBER BOLDUC MADE A MOTION TO ADJOURN. COUNCILMEMBER LISONBEE SECONDED THE MOTION; ALL VOTED IN FAVOR.

Terry Palmer

Mayor

Date approved: December 13, 2016

Cassie Z. Brown, MMC

City Recorder