

Minutes of the special meeting of the Syracuse City Council held on March 10, 2020 at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Lisa W. Bingham
Corinne N. Bolduc
Dave Maughan
Jordan Savage
W. Seth Teague

Mayor Mike Gailey
City Manager Brody Bovero
City Recorder Cassie Z. Brown

City Employees Present:

Administrative Services Director Steve Marshall
City Attorney Paul Roberts
Police Chief Garret Atkin
Fire Chief Aaron Byington
Parks and Recreation Director Kresta Robinson
Community and Economic Development Director Noah Steele
City Engineer Brian Bloemen
Administrative Intern Brittany Morgan

1. Meeting Called to Order/Adopt Agenda

Mayor Gailey called the meeting to order at 6:00 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 Bolduc provided an invocation and Councilmember Maughan led the audience in the Pledge of Allegiance.

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

Mayor Gailey invited counsel from Councilmember Bolduc regarding precautionary measures residents should take to avoid the spread of COVID-19, novel coronavirus. Councilmember Bolduc stated she is a registered nurse receiving regular updates regarding COVID-19. There are some myths about the illness, but the outbreak has grown and continues to spread throughout the United States. It appears that the risk of death is low, and individuals can avoid contracting the illness by pursuing regular sanitization practices such as regular washing of hands. Individuals should watch for the common signs of the illness, which include fever, cough, and shortness of breath; when someone has one or more of these symptoms, they should stay home. She stated that at present, the traditional flu has caused more illness than coronavirus in the United States; panic should be avoided, but people should be cautious.

2. Public comment:

Steve Miller addressed the items listed on the agenda in regard to reducing the minimum acreage size for a Planned Residential Development (PRD) project and the assignment of the PRD zoning designation to a property on 1000 West. He stated that he is hopeful the Council has carefully studied the materials in their meeting packet in preparation for voting on those issues. It is his understanding that the minimum acreage for a PRD project was recently reduced to 4.5 acres and he asked if that was thoroughly considered at the time or if the number was arbitrarily selected. If 4.5 acres was an appropriate size, why is the Council willing to consider reducing the minimum acreage to three? It is concerning to him that maybe the Council did not consider the 4.5-acre minimum size thoroughly; if they did, it is something that should remain intact for a sufficient amount of time to determine if it is appropriate. He then addressed the minimum lot size in a PRD project; the ordinance language indicates that a common area space shall be equally accessible and distributed for all residents of the community. However, it is his understanding that some of the amenities in the proposed PRD project on 1000 West will include amenities that are accessible by other proposed projects; meaning that the amenities are not mutually exclusive for the residents living in the project where the amenities are located. This means that other residents will need to travel to another location to access the amenities; in some case, this access is provided through a parking lot and that can be dangerous. He concluded that for the property located at 1000 West, the ordinance includes five 'whereas' statements; the fifth whereas statement indicates the Council finds the zone change constitutes an appropriate and compatible use of land and will not be contrary to the health, safety, and welfare of the community. He stated that safety concerns have been raised by many residents and the Council has also indicated the ingress/egress design presents a safety issue. The safety issue he referenced that is created by people traveling between developments to access amenities should also be considered.

Rachel Page provided a packet of signatures of people who are opposed to the proposed PRD development on 1000 West and the two mixed-use projects that have been proposed in the area of Antelope Drive and 1000 West; there are over 250 signatures from citizens of Syracuse who care about the community. One Councilmember told her that the Council does not weigh these types of petitions too heavily because they consider the signers to be individuals who are somewhat uninformed. She stated that is not the case for this petition; the people who have signed it have spent a lot of time evaluating this issue. She hopes the signatures mean something to the Council. She then echoed Mr. Miller's comments about the concerns relating to the PRD project proposed for 1000 West; this road is already so congested and increasing traffic in this area will increase the number of traffic issues. The area has the highest number of traffic accidents over the past year and

yesterday there was a serious accident there. She is hopeful the Council will vote to deny the rezone based upon density and increased traffic concerns.

3a. Presentation of Syracuse City and Syracuse Chamber of Commerce

“Award for Excellence” for the month of March 2020.

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 the Syracuse Chamber of Commerce, present the recipients for the “Syracuse City & Chamber of Commerce 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 the City’s website.

West Davis Chamber of Commerce Representative, Terry Palmer, noted both youth receiving the award for March 2020 were nominated by the staff of Syracuse Junior High School.

Hallie Plane:

August is the most genuinely kind person. She makes friendships and actively seeks out opportunities to engage with her friends and make them feel better. She has a hug for everyone. August’s kindness has supported classmates who struggle with being at school. Administration and teachers often seat these students with August to have a buddy. She does not hesitate to consistently include the person.

Ty Richardson:

Josh has gone above and beyond in math and science along with robotics. He is the first person to help out without having to be asked. He is a member of the Bluff Ridge Vex Robotics club.

3b. Recognize members of Syracuse Junior High Robotics Team for advancing to State Championship.

An administrative staff memo explained Councilmember Savage requested this agenda item; he provided the

following information regarding this recognition item:

Teams 90049A, 90049D, and 90049H made it to the finals round at the State Championship. Members of the teams are:

- 90049A-Jack Smith, Lincoln Lightfoot, Aaron Hansen, Lee Andersen, Cole Poulter;
- 90049D-Timmy McMurray, Ford Nichols, Avram Lugo, Luke Godderidge, Dominic Vinichenko, Parker Leishman
- 90049H-Frankie Montgomery, Sierra Savage, Keiran Sherman, Jared Wright, Kiara Senkel
- Team 90049H - placed on the state competition and are now headed to the World Championship in April.

Special thanks to Mrs. Jessica Constant for all her work with these kids.

Mr. Savage reviewed the staff memo and recognized the students in attendance this evening.

4. Presentation of the Utah Managing Fire Officer Designation to Fire

Marshal Golden Barrett.

A staff memo from the Fire Chief explained Fire Marshal Golden Barrett has been awarded the Utah Managing Fire Officer Designation as outlined by the International Association of Fire Chiefs and adopted by the Utah Commission on Fire Officer Designation. Fire Marshal Barret has combined hundreds of hours of training, education and experience to meet the requirements for this designation. His hard work and commitment to this process shows his dedication to not only the Utah State Fire Service but to Syracuse City and our department as well.

Chief Byington reviewed his staff memo and asked that the Council and Mayor join him in congratulating Fire Marshal Barrett for attaining this designation.

5a. Common consent: Authorize Administration to award contract for audit services to Gilbert & Stewart Certified Public Accountants.

A staff memo from the Administrative Services Director explained it has been six years since the City has put a request for proposal (RFP). It is good practice to place this service out to bid 5-6 years. Our current auditor's Keddington &

Christensen have conducted our audits for the past several years. They have done a great job and provided a great service to the City.

Syracuse City put out a competitive RFP for audit services. We had a total of five auditing firms submit a bid for services. I have included an evaluation sheet with the packet information for your review. The firms were rated on cost (0-35 points), qualifications of staff (0-20 points), technical experience of firm (0-20 points), and responsiveness of proposal (0-25 points).

All the firms met the minimum requirements to be accepted for the audit RFP. The firm that scored the highest combined score in all four areas was Gilbert & Stewart. They scored 95 points out of 100. They were the low bid also have great qualifications to perform the audit. Based on this information, I would recommend awarding the contract for audit services to Gilbert & Stewart.

Administration included in the packet the proposed contract for audit services with Gilbert & Stewart; the recommendation is to approve a term of three years with the option to renew two additional one-year terms.

COUNCILMEMBER MAUGHAN MOVED TO AUTHORIZE ADMINISTRATION TO AWARD CONTRACT FOR AUDIT SERVICES TO GILBERT & STEWART CERTIFIED PUBLIC ACCOUNTANTS. COUNCILMEMBER SAVAGE SECONDED THE MOTION; ALL VOTED IN FAVOR.

5b. Common consent: Consideration of Final Plat for Criddle Farms

North Phase 3, located at approximately 975 S. 4000 W.

A staff memo from the Community and Economic Development (CED) Department provided the following information about the application:

Location:	975 South 4000 West
Current General Plan:	Low Density Residential
Current Zoning:	R-3 (Residential 4 units per acre)
Total Site Area:	9.90 acres

The applicant has requested approval of a 38-lot residential subdivision slated for single-family housing. This is the third phase of the northern portion of Criddle Farms. Planning Commission reviewed the item in their meeting on 2/19/20

and is forwarding a conditional recommendation for approval subject to the following staff comments be addressed prior to approval by City Council:

Fire: An additional fire hydrant shall be placed along 4000 West in between lots 301 and 302 to meet 2019 IFC Appendix C hydrant spacing requirements. If it is more convenient for the installation to happen on the east side of the road because the water line location, the fire prevention division is not opposed to it.

Engineering: letter provided.

Planning: Missing drinking fountain per development agreement.

COUNCILMEMBER MAUGHAN MOVED TO AUTHORIZE ADMINISTRATION TO GRANT FINAL PLAT APPROVAL FOR CRIDDLE FARMS NORTH PHASE 3, LOCATED AT APPROXIMATELY 975 S. 4000 W. COUNCILMEMBER SAVAGE SECONDED THE MOTION; ALL VOTED IN FAVOR.

5c. Common consent: Proposed Ordinance 2020-04 amending Chapter 10.20 of the Syracuse City Code eliminating the practice of closing the General Plan.

A staff memo from the Community and Economic Development (CED) Department explained the City recently received an application to amend the general plan for an eventual downzone to two half acre lots but found that the item would not meet the definition needed to amend the general plan map outside of an open amendment period. After discussion, the City Council directed the Planning Commission to look at providing a recommendation whether to remove the open amendment period of the General Plan. This is so that they would have added freedom in amending the General Plan as opportunities arise without undue delay for the applicants. The Planning Commission reviewed the item in their meeting on February 18, 2020 and is forwarding a unanimous recommendation for approval. They also held a public hearing during which there were no public present.

COUNCILMEMBER MAUGHAN MOVED TO AUTHORIZE ADMINISTRATION TO ADOPT PROPOSED ORDINANCE 2020-04 AMENDING CHAPTER 10.20 OF THE SYRACUSE CITY CODE ELIMINATING THE PRACTICE OF CLOSING THE GENERAL PLAN. COUNCILMEMBER SAVAGE SECONDED THE MOTION; ALL VOTED IN FAVOR.

6. Approval of minutes:

The following minutes were reviewed by the City Council: Work Session of January 28, 2020 and Business Meeting of February 11, 2020.

COUNCILMEMBER MAUGHAN MADE A MOTION TO APPROVE THE MINUTES LISTED ON THE AGENDA AS PRESENTED. COUNCILMEMBER BOLDUC SECONDED THE MOTION; ALL VOTED AYE.

7. Proposed Resolution R20-11 appointing Candice Dallin to the
Syracuse City Arts Council.

An administrative staff memo explained Arts Council leadership has requested that Candice Dallin be appointed to the Arts Council Board. Syracuse City Code Title Three provides a process for appointing members of the Arts Council as follows:

3.09.020(B): Terms of Office. The terms of office for the five (5) Board members, who are not a member of the Recreation Department, shall be for five (5) years. These members' terms shall be staggered so that no more than one (1) member's term expires at the same time. The terms of office for at-large and ex-officio members shall be five (5) years from the date of appointment. The term of office for the Recreation Department staff designated as a member of the Board shall be as determined by the Department Director. Appointments to the Board shall be made no later than the first City Council meeting in July of each year. In circumstances where appointments are not made prior to the first City Council meeting in July of each year, said appointments shall be made as soon as reasonably possible thereafter.

Councilmember Maughan spoke to the recommendation of the Arts Council to appoint Candice Dallin to the Board; the Arts Council continues to grow and take on additional work and they see a need to increase their Board membership to provide needed support.

Mayor Gailey stated that he was ill last week, and he called upon Councilmember Savage, as the Mayor Pro-Tem, to conduct the interview of Ms. Dallin. He asked Councilmember Savage to report to the Council regarding that interview. Councilmember Savage stated that he found Ms. Dallin to be very enthusiastic and he believes she will be a great asset to the

Arts Council. She has experience in choreography as well as in grant writing and she brings a wealth of knowledge to the group. He indicated he wholeheartedly recommends that she be appointed. Councilmember Maughan noted Ms. Dallin will be serving as the grant-writing Chair for the Arts Council.

Councilmember Teague noted that the resolution includes the names of two individuals to be appointed. City Recorder Brown noted that is a typographical error that she will correct before executing the document.

COUNCILMEMBER MAUGHAN MADE A MOTION TO ADOPT RESOLUTION R20-11 APPOINTING CANDICE DALLIN TO THE SYRACUSE CITY ARTS COUNCIL, AS AMENDED TO REMOVE THE NAME OF THE SECOND INDIVIDUAL. COUNCILMEMBER TEAGUE SECONDED THE MOTION; ALL VOTED AYE.

8. Public Hearing: Consideration and/or action on request for fee waiver
from Utah Cold War Veterans Foundation.

A staff memo from the City Attorney explained Larry Kerr, who represents the Utah Cold War Veterans Foundation, has requested that the City permit the use of the City Council Chambers for a ceremony at which they will present service medals to those who served in the Armed Forces between 1945 and 1991. The use of Council Chambers is a municipal service and requires the presence of at least one staff member, and ordinarily is assessed a fee of \$600 per rental (with ½ returned upon satisfactory cleanup) for residents and large events. Pursuant to state law, the City may only authorize the provision of municipal services or the waiver of fees if the requestor is a nonprofit entity and the city first conducts a public hearing. There is no requirement that the City receive consideration or a direct benefit in return. *See* Utah Code Ann. § 10-8-2(1)(a)(v). A city may not devote more than 1% of its budget for such services or fee waivers. An alternative to considering a fee waiver (and with the same practical effect) would be a potential sponsorship of the event by the City, to which it could devote its resources without going through the procedures of 10-8-2. Normally, such sponsorships are established at the time of budget preparation, particularly when expenditure of public funds is necessary. In cases such as these, in which no public funds are being directly expended, the decision of whether to sponsor the activity may be considered on a case-by-case basis.

Mr. Bovero reviewed the staff memo.

Larry Kerr provided an explanation for his request for a fee waiver. He discussed the history of the Utah Cold War Veterans Foundation. A group of Veterans picked up the work formerly done by the State of Utah; the majority of the Foundation members are from Syracuse and two medal ceremonies have been held in Syracuse. A history book has been written to provide information about the Veterans and he discussed a few of the Veterans highlighted in the book. The Foundation would like to attempt to hold two medal ceremonies each year and recognize 50 to 60 Veteran's each time without any cost to a Veteran or their family; families of deceased Veterans will also receive medals. The Foundation was previously part of the Utah Veteran's Alliance, but after a 'falling out' the Foundation was formed independent of the Alliance. Medals awarded by the Foundation cost \$15 each and the Foundation pursues fundraising efforts to cover the costs of the medals and award ceremonies. The Foundation is seeking a fee waiver to use the City Council Chambers to make the award ceremonies more financially feasible. He then discussed the military service performed by soldiers who fought in the Cold War. He wants to continue to honor these Veterans and plans to host a ceremony on March 20; he asked for the Council's support of waiving the fee to rent the Council Chambers.

Mayor Gailey opened the public hearing at 6:52 p.m.

Josh Hughes stated that he thinks it would be fantastic if the City can support the Utah Cold War Veterans Foundation. He also offered the purchase the next 100 medals that the Foundation will be purchasing to present to award recipients.

Councilmember Bolduc addressed Mr. Kerr and stated her father was in training to be a pilot when the Vietnam War ended and he was a Cold War Special Forces Pilot; to this day, he cannot talk about the missions he flew. He did not receive recognition for that service, and she thanked Mr. Kerr and the Foundation for the work they are doing to recognize Veterans. She added her husband spent 28 years in the Utah Air National Guard; he is a lifelong member of the Veterans of Foreign Wars (VFW) American Legion. She and her family appreciate anyone who will stand up to recognize and support veterans. She stated she will support Mr. Kerr's request for a fee waiver.

Rachel Davies stated she comes from a family with many Police Officers and military members; she voiced her support for the City contributing any efforts to honor the sacrifice that a member of the military has made. She would like to volunteer her own personal time and energy to reduce the burden that would be placed on the City associated with allowing

the event to be held in City Hall free of charge. She stated the work being done by the Foundation matters and the Veterans are not forgotten. She would love to do whatever she can to make the March 20 event possible and a success.

There were no additional persons appearing to be heard and the public hearing was closed at 6:55 p.m.

Mr. Kerr stated that the ceremonies are open to the public and during the March 20 ceremony, the Honor Guard will teach how to fold a flag properly; they will also explain the meaning behind ceremonies for fallen soldiers and Veterans. He would love to have youth of the community support the elderly that may have difficulty getting into the event. He discussed some of the other needs of the Foundation for the upcoming ceremony and thanked Mr. Hughs and Ms. Davies for their support.

Mayor Gailey then asked the Council to discuss the requested fee waiver. Councilmember Teague thanked Mr. Kerr and all Veterans for their service; his grandfather was lost in the Vietnam War and he never had the opportunity to meet him. His own father also served in the Vietnam War. Honoring Veterans means a lot to him and he supports the fee waiver; he asked Mr. Kerr if his Foundation is a non-profit entity. Mr. Kerr stated that when the Foundation was part of the Alliance, it was a non-profit entity with an employee identification number (EIN) issued by the federal government. The Foundation broke away from the Alliance because they did not like the direction the Alliance was going in. The Foundation has applied for an EIN, but it has not been issued yet. City Attorney Roberts noted that according to State Code, the City is only allowed to waive fees for a non-profit entity; where the Foundation has not yet attained non-profit status, the City could choose instead to sponsor the event to cover the costs.

Councilmember Bingham stated that she has two uncles who have been recognized by this Foundation and she comes from a long line of military Veterans; every night she prays for military members and first responders. If there is ever something she feels comfortable supporting, it is something that acknowledges the incredible sacrifice of those who are noble at heart and have put their life on the line. She agrees that the best thing to do would be to sponsor the event rather than waive the fees.

Councilmember Savage stated he is grateful for the freedoms and benefits he enjoys because of those who have stood and fought for this country. He has two grandfathers who are Veterans and he supports recognition of Veterans. He is somewhat disappointed that higher branches of government have not supported and recognized these Veterans and he is happy to do what he can to support the Foundation.

Councilmember Maughan stated that he wants to follow the law, which prohibits waiving fees for an entity that does not have non-profit status. Additionally, he feels like there is a bit of misinformation about this matter. He is pro-Veteran; his father is a member of the Governor's Board on Veteran Affairs, has been a State Commander for the Military Order of the Purple Heart. But, as Mr. Kerr said himself, there was a conflict between the Foundation and the Alliance, and he is concerned about the City being on one side or the other of that conflict. There are nationally organized Veterans organizations that are recognized by different branches of the military and it is important to understand the award being issued by the Foundation is not recognized by the military. He noted there are many great causes that are in desperate need and he does not think the City should sponsor an entity that is not recognized by the military. The federal government does have a Cold War medal that they issue, and the medal issued by the Foundation cannot be worn on a military uniform because it is not recognized. He added the Council has discussed fee waivers in the past and chose not to waive fees for the Boy Scouts of America and they chose not to do that because of concern about setting a precedent. The Council has also discussed setting a policy that allows for fees to be waived or reduced if certain conditions are present, but that policy has not been enacted. He encouraged the Council to be consistent. He emphasized he is not anti-Veteran in any way, but he is concerned about supporting an activity that is not recognized by the military.

Councilmember Bolduc stated that she does not believe a sponsorship of the Foundation's event would be inappropriate. She stated the symbol of the National Guard is the minute man, which represents the citizens who were willing to stand up and fight for freedoms. In this case, the Foundation is acting like those minute men as they were willing to stand up and fight to recognize Cold War Veterans when the government was not able to. She stated she supports the concept of sponsoring the Foundation's March 20 event.

COUNCILMEMBER BINGHAM MADE A MOTION TO SPONSOR THE UTAH COLD WAR VETERANS FOUNDATION'S MARCH 20 MEDAL CEREMONY BY MAKING THE CITY COUNCIL CHAMBERS AVAILABLE FOR THE EVENT. COUNCILMEMBER BOLDUC SECONDED THE MOTION.

Councilmember Bolduc noted that medals given by the American Legion are also not worn on military uniforms.

Mr. Bovero stated that there may be a request for sponsorship of additional Foundation ceremonies later this year and he asked if the Council also wants to sponsor those. If so, he would suggest that they amend their motion to so reflect.

COUNCILMEMBER BINGHAM AMENDED HER MOTION TO EXTEND SPONSORSHIP TO ADDITIONAL FOUNDATION EVENTS THROUGHOUT THE YEAR 2020. COUNCILMEMBER BOLDUC INDICATED HER SECOND OF THE MOTION STANDS. ALL VOTED AYE, WITH THE EXCEPTION OF COUNCILMEMBER MAUGHAN, WHO ABSTAINED.

Mayor Gailey briefly offered advice to Mr. Kerr regarding the many different options for organizing as a non-profit entity. He asked for clarification on the number of events the Council is willing to sponsor in the year 2020. Mr. Bovero indicated that was not in the motion. Councilmember Bingham stated that her motion was simply to sponsor events in 2020. Councilmember Savage stated he would prefer that be interpreted to mean 'up to two' events in 2020.

Mr. Kerr thanked the Council and the residents for their support. He responded to Councilmember Maughan's comments and indicated that he would advise any retired military member to wear any medal they want on their uniform; that may not be the case for active duty military members. He stated Councilmember Maughan's father is a great man and he is grateful for his service, but it was upsetting to him to listen to the comments that the Foundation's work is not recognized.

9. Proposed Resolution R20-10 authorizing Syracuse City Police Department to apply property in the Police Department's possession to public interest use and designating a specific public interest use for the property. Dedicate property for public interest use.

A staff memo from the Police Department explained the Police Department comes into possession of property in several ways. The property may be turned in as "found" property, it may be seized as evidence, or it can be seized for safekeeping and abandoned after it is taken into police custody. For instance, a bicycle might be left on your front lawn, it might be seized by police because it was stolen, or a person may be arrested while they were riding their bicycle, resulting in the bike being held until they come to retrieve it. Under State law, after sufficient due diligence is taken to notify the owner that the Department is holding their property, the City Council may take action to appropriate the property for public interest use. Codes permit the City to donate such items to bona fide charities, if the Council makes that designation. As per our usual practice, the Department seeks to donate the bicycles to the Farmington Children's Justice Center for charitable

purposes. It is the Council's prerogative to determine the appropriate public interest use to which these items should be applied.

Police Chief Atkin summarized the staff memo.

COUNCILMEMBER BINGHAM MADE A MOTION TO ADOPT PROPOSED RESOLUTION R20-10 AUTHORIZING SYRACUSE CITY POLICE DEPARTMENT TO APPLY PROPERTY IN THE POLICE DEPARTMENT'S POSSESSION TO PUBLIC INTEREST USE AND DESIGNATING A SPECIFIC PUBLIC INTEREST USE FOR THE PROPERTY. COUNCILMEMBER SAVAGE SECONDED THE MOTION.

Councilmember Maughan stated he wishes that this list of items was advertised in the City magazine so that City residents can be made aware of this matter and be given the opportunity to bid on property. Chief Atkin stated he will double check the timing of the City's magazine publication and the Children's Justice Center auction to determine if that is feasible.

Councilmember Savage stated he supports the Children's Justice Center; this is an entity that provides support to individuals on what me be the worst day of their life.

Mayor Gailey stated there has been a motion and second to adopt the resolution and he called for a vote; ALL VOTED AYE.

10. Public Hearing: Proposed Resolution R20-09 amending the Syracuse City Budget for Fiscal Year ending June 30, 2020.

A staff memo from the Administrative Services Director referenced the detailed **capital projects** listing, which identified recommended changes. In this budget opening, Administration is proposing new line items and updates to approved projects as follows:

- New Project – Shoreline Development agreement improvements - \$520,000.
- New Project – The Fields Development agreement improvements - \$469,000.
- New Project – Pickleball courts in Founders Park - \$180,000.
- New Project – Survey Costs for 2400 West Extension. - \$20,000.
- Revised project – remove founders park parking lot repairs – move to FY2021.

- Revised projects – 2000 West with Secondary (1700 South to 2700 South) – increase \$10,000 in culinary and change total project cost to \$1,420,000.

Field’s Development Agreement

Funds needed to fulfill City’s portion of Fields Development Agreement:

Culinary	Secondary	Road Impact Fee	Storm Drain Impact Fee
501670	301670	214070	414070
\$25,000.00	\$21,000.00	\$73,000.00	\$350,000.00

Install Storm Drain line in 2400 West & 3200 South

Additional width for 3200 South & 2400 West

Increase culinary and secondary in 3200 South and 2400 West from 8” to 10”

Shoreline Development Agreement

Funds needed to fulfill City’s portion of Shoreline Development Agreement (These are estimates based on the Field DA numbers):

Culinary	Secondary	Road Impact Fee	Storm Drain Impact Fee
501670	301670	214070	414070
\$40,000.00	\$40,000.00	\$70,000.00	\$370,000.00

Install Storm Drain line in 2400 West & 3000 West

Widen 2400 West

Upsize culinary and secondary in 2400 West from 8” to 10”

Survey and purchase an additional 6’ of ROW through 2419 West 2700 South.

2400 West Extension Through Green Parcel

Road Impact Fee - \$20,000

For survey of 2400 West Extension per City/Green agreement.

2000 West Secondary Project

Culinary Capital - \$10,000

During the design of this project we found a small piece of culinary that is undersized. We will be redoing the road with the project, so we felt it makes the most sense to take care of this now.

- Changes to **operational budgets**:

General Fund – major changes

- \$3,800 – EMS grant for active shooter gear. 100% funded by grant.
- \$8,000 – UDOT Historic Preservation funds for Museum improvements. 100% funded by UDOT grant.
- \$9,000 – Appraisals of UDOT and City lands around WDC.

All Other Funds – Significant Changes

- RAP Tax Fund - \$90,000 in contributions and \$180,000 in construction of pickleball courts.
- RAP Tax Fund – Move Founders Park west parking lot repair to FY2021. After Heritage Days.
- Park Impact Fund - \$20,000 to update our IFFP and IFA.
- Shoreline and Fields Development agreement improvements – various funds. See discussion above.
- Secondary Fund - \$142,000 in revenue received from Shoreline Develop. For water shares.
- Information Technology Fund - \$15,000 replace access control systems for all buildings.
- Information Technology Fund - \$6,000 complete phase 2 of camera system at Community Center.

Administrative Services Director Marshall reviewed his staff memo.

Mayor Gailey opened the public hearing at 7:18 p.m. There were no persons appearing to be heard and the public hearing was closed.

COUNCILMEMBER MAUGHAN MADE A MOTION TO ADOPT RESOLUTION R20-09 AMENDING THE SYRACUSE CITY BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2020. COUNCILMEMBER SAVAGE SECONDED THE MOTION; ALL VOTED AYE.

11. Proposed Resolution R20-08 affirming the Syracuse City Council's review of the Municipal Wastewater Planning Program Annual Self-Assessment.

A staff memo from the Public Works Department explained the Utah Department of Environmental Quality, Division of Water Quality has established the Utah Sanitary Sewer Management Program for the purpose of monitoring wastewater facilities throughout the State. The State requires that the City submit an annual Municipal Wastewater Planning Program Report. This resolution acknowledges that the City Council has received and reviewed the annual report prior to its submittal. It is due by April 15th.

Public Works Director Whiteley reviewed his staff memo.

COUNCILMEMBER MAUGHAN MADE A MOTION TO ADOPT RESOLUTION R20-08 AFFIRMING THE SYRACUSE CITY COUNCIL'S REVIEW OF THE MUNICIPAL WASTEWATER PLANNING PROGRAM ANNUAL SELF-ASSESSMENT. COUNCILMEMBER TEAGUE SECONDED THE MOTION; ALL VOTED AYE.

12. Award contract for 2020 Road Improvement Project and authorize execution of Interlocal Agreement with Clearfield City for cost-sharing.

A staff memo from the Public Works Department explained this project consists of the following improvements:

- Widen south museum approach on Heritage Parkway.
- Replace the existing 8" and 4" secondary water mains in 2000 West Street between 1700 South Street and 2700 South Street with a new 12" secondary water main.
- Repave 2000 West Street from 1700 South Street to 2700 South Street.
- Overlay Heritage Parkway and Banbury Drive from Dallas Street to 700 South Street.
- 1000 West Street mill and overlay from 1700 South Street to SR-193 (Syracuse/Clearfield).
- ***Chip seal the following roads:

1000 West Street from 1700 South Street to 2075 South Street

700 South Street from 2000 West Street east to City boarder

3000 West Street from 700 South Street to SR-193

The construction will begin as soon as contract documents are in place and be completed by November of 2020. Bids were opened on March 3, 2020. There were 19 plan holders and four bids were received. This project was split up into two schedules. Schedule A was split out for 1000 West Street between 1700 South Street and SR-193 for cost sharing with

Clearfield City. The low bidder was Staker Parson Companies. with a total bid amount of \$2,578,565.52. The funding for this project is proposed from the following sources:

	20-40-70 Class C	50-16-70 Culinary Capital	40-16-71 Storm Drain Capital	10-51-30 Building Maintenance	30-16-70 Secondary Capital	
Construction Bid Total	\$1,526,554.54	\$26,478.00	\$65,126.00	\$24,500.00	\$935,906.98	\$2,578,565.52
Approved Budget Amount FY19-20	\$1,144,443.25	*\$27,000.00	\$60,000.00	\$24,500.00	**\$850,000.00	\$2,105,943.25
FY20-21 Surface Treatment Budget	***\$400,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Difference	\$17,888.71	\$522.00	**-\$5,126.00	\$0.00	**-\$85,906.98	

*Requested in budget opening discussion from previous Council meeting

**Request an increase in the approved secondary capital budget amount from \$850,000.00 to \$950,000.00, and storm drain capital from \$60,000.00 to \$70,000.00.

***\$385,000.00 worth of surface treatments was included in this bid which will not be complete until after July 1, 2020 (FY20-21).

Schedule A – 1000 West Street mill and overlay from 1700 South Street to SR-193

	SYRACUSE CITY PORTION 20-40-70 Class C	CLEARFIELD CITY PORTION	
SCHEDULE A Construction Bid Total	\$164,675.71	\$296,733.50	\$461,409.21
Approved Budget Amount	\$175,000.00	N/A	N/A
Difference	\$10,324.29	N/A	N/A

Public Works Director Whiteley reviewed his staff memo.

Councilmember Savage stated that he is happy to see the planned improvements for 1000 West as that section of the road is in need of attention.

Councilmembers Bolduc and Maughan indicated they are grateful the City has solicited bids during the winter months to get lower costs for these types of projects.

COUNCILMEMBER SAVAGE MADE A MOTION TO AWARD CONTRACT FOR 2020 ROAD IMPROVEMENT PROJECT AND AUTHORIZE EXECUTION OF INTERLOCAL AGREEMENT WITH CLEARFIELD CITY FOR COST-SHARING. COUNCILMEMBER MAUGHAN SECONDED THE MOTION; ALL VOTED AYE.

13. Proposed Ordinance 2020-05 amending Syracuse City Code section 10.75.050 pertaining to minimum acreage permitted to develop a Planned Residential Development (PRD) project.

A staff memo from the Community and Economic Development (CED) Department explained Nate Swain with Blacksmith Development has submitted an application to amend the City's Planned Residential Development (PRD) ordinance. Specifically, in relation to ordinance 10.75.050 (B) that reads 'A planned residential development must have a minimum of 4.5 acres.' The City recently reduced the acreage requirement from five acres down to 4.5 in early spring of 2019. Mr. Swain is requesting that the acreage be reduced down to three acres. Not coincidentally, Mr. Swain is interested in developing an approximately three-acre site on 1000 W., south of Smith's, as townhomes. The applicant argues that the site is a good location for townhomes and that the acreage is sufficient for open space, parking, and the units. The General Plan has designated this location for 'Medium Density Residential' which would allow PRD zoning following a rezone approval, which Swain has also applied for. A minimum project size restricts the number of locations that the PRD zone can be applied to. Perhaps this was the city's goal in the past to limit multi-family development. Another site that staff has been receiving inquiries about for townhomes is located west of Walmart that is approximately 3.5 acres. Prior to constructing any PRD development, a zoning application would need to be approved which is a legislative decision at the discretion of City council following a recommendation by Planning Commission. Also, after rezone, the PRD project would go through a site plan approval if rental, or a subdivision process if condominiumized. This text amendment would not be site specific as it would affect the PRD zoning ordinance regulations on the books and any rezone applications for a specific site would be considered independently.

On December 12, 2019, City Council reviewed this item and decided to direct Planning Commission to take a closer look at this request. They expressed concern that removing or reducing the acreage would allow a townhome project to be

approved in the middle of a single-family neighborhood. Staff clarified that if such an application were proposed, being a legislative act, could say no without fear of legal repercussions. Regardless, the Council would like to see 'location' qualifier language in the proposed ordinance. Planning Commission reviewed the item on December 17, 2019 and January 7, 2020. They are forwarding a unanimous 6-0 recommendation to adopt the attached language. On January 28, City Council reviewed the application and tabled the item for further discussion with the direction to staff to provide a map showing potential locations where PRD may be requested in the future.

The memo concluded this item was discussed during the February 11, 2020 City Council work session and the Council authorized staff to add an item to this meeting agenda to provide an opportunity to vote on the amendment.

CED Director Steele reviewed his staff memo as well as a map of the City highlighting the total number of undeveloped parcels that could be developed as a PRD project if the minimum acreage were reduced. He addressed Mr. Miller's comments during the public comment portion of the meeting; he noted an extensive amount of research has been done to determine the appropriateness of reducing the minimum acreage from 4.5 to 3 acres; 3 seems to be a natural breaking point between the remaining undeveloped properties upon which a PRD project may be suitable. He then noted that Councilmember Bolduc contacted him earlier today regarding the density language in Section 10.75.050(A) of the ordinance; for nine-units per acre, the ordinance indicates that density is allowed when there is frontage and access upon an arterial road. There is an asterisk for 'arterial road' to indicate that the definition of that term is included in the adopted Transportation Master Plan's existing street network. That is a typographical error and should have indicated that it is included in the Transportation Master Plan's 'proposed' street network. He noted 1000 West is a collector road, not an arterial road and if that language is imposed, Mr. Swain's proposed project on 1000 West would not be allowed at nine-units per acre density. He stated it is staff's recommendation to change the ordinance to use the word 'proposed' rather than 'adopted'.

Councilmember Savage asked for the difference in the definition of arterial and collector streets. Public Works Director Whiteley stated the definitions are based upon street widths and traffic volume. Arterial roads are wider than collector roads. Councilmember Bingham asked for an example of a collector road. Mr. Whiteley stated they are typically three lanes in a 66-foot right of way. Councilmember Bingham asked if 1000 West would be considered a collector road; a bit further south of Mr. Swain's property, the road is actually only two lanes. Mr. Whiteley stated that is correct; it could potentially be striped as a three-lane road because of its width. Mr. Steele then referenced the definitions in the actual

Transportation Master Plan; local roads are 60 feet wide, collectors are 66 feet wide, and minor arterial roads are 84 feet. He noted the rationale that has been used in the past is that higher density would be granted for properties on roads with greater capacity.

Mayor Gailey asked the Council to focus on the PRD ordinance rather than a specific property.

Councilmember Bingham referenced Section 10.75.040(F), which discusses side-yards; the ordinance requires a minimum of 10-feet between primary structures and five feet from the property line. If the height of the structure exceeds two stories, then the minimum side-yard shall then be 16 feet between primary structures and eight feet from the property line. She stated this seems to place a disadvantage on a person building a two-story home by causing them to create a greater setback. Mr. Roberts stated that the 16-foot setback would only be imposed on structures that are taller than two-stories. Councilmember Bingham stated that addresses her concern.

Councilmember Maughan stated that he does not want to change the ordinance language to reference the proposed Transportation Master Plan; when considering that this ordinance is intended to apply to the entire City, it is appropriate for it to reference the adopted Transportation Master Plan. Councilmember Savage disagreed. This led to philosophical discussion and debate regarding the overall implications of the ordinance specific to allowed density based upon certain criterion present.

Councilmember Teague then stated he feels the Council has done their due diligence in considering whether a minimum acreage of three-acres for a PRD development is appropriate. He feels comfortable proceeding with adoption of the proposed ordinance. Councilmember Bingham agreed; she is comforted after understanding the number of three-acre parcels in the City that could potentially develop as a PRD project if the minimum acreage is reduced.

Councilmember Savage stated that the original recommendation from the Planning Commission was to completely eliminate the minimum acreage requirement and he was absolutely opposed to that; three-acres as a minimum acreage for a PRD project is the lowest he is willing to go and there is no guarantee he will vote to approve a PRD project on a three-acre parcel. Councilmember Maughan stated that his concern is that if the Council does not give enough guidance in its zoning ordinances, developers or property owners will believe they are entitled to receive a zoning designation if they meet minimum requirements. He stated that he does not believe it is possible to develop a safe transportation plan for a PRD

project on a three-acre parcel and that is why he is opposed to reducing the minimum acreage to three-acres. He would prefer to maintain the 4.5-acre minimum acreage regulation.

Councilmember Bolduc stated she is comfortable proceeding with adoption of the ordinance based on the same reasons provided by Councilmembers Teague and Bingham.

COUNCILMEMBER BOLDUC MADE A MOTION TO ADOPT ORDINANCE 2020-05 AMENDING SYRACUSE CITY CODE SECTION 10.75.050 PERTAINING TO MINIMUM ACREAGE PERMITTED TO DEVELOP A PLANNED RESIDENTIAL DEVELOPMENT (PRD) PROJECT. COUNCILMEMBER TEAGUE SECONDED THE MOTION; ALL VOTED AYE, WITH THE EXCEPTION OF COUNCILMEMBER MAUGHAN, WHO VOTED IN OPPOSITION.

14. Proposed Ordinance 2020-06 amending the Syracuse City zoning map for property located at 1000 West 1900 South from A-1 to Planned Residential Development (PRD).

A staff memo from the Community and Economic Development (CED) Department provided the following information about the proposed application.

Location:	1000 W 1900 S (South of Smith's)
Current zoning:	A-1
General Plan:	Medium Density Residential
Acres:	3.081
Number of Units:	28
Number of Stories:	29
Units per acre:	9

Applicant Nate Swain with Blacksmith Development is proposing to amend the zoning map to PRD. Please consider the following items.

- The proposed change is consistent with the General Plan Map of 'medium density residential'

- Minimum acreage for PRD is 4.5 acres and this site is only 3. It is anticipated that this requirement will be amended earlier in this meeting agenda.
- Zoning map amendments are subject to the following approval standards found in ordinance 10.20.070(E): Approval Standards. A decision to amend the text of this title or the zoning map is a matter of legislative discretion by the City Council and not controlled by any one standard. However, such changes shall be consistent with the current general plan and general plan map, and in making an amendment, the City Council should also consider:
 - Whether it would be harmonious with the overall character of existing development in the vicinity of the subject property, or in cases of text amendments, in areas governed by the amended text;
 - Whether it would be consistent with the standards of any applicable overlay zone and, in cases of text amendments, harmonious with areas governed by the amended text;
 - The extent to which it may adversely affect adjacent property; and
 - The adequacy of facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection.

CED Director Steele reviewed his staff memo as well as the vicinity map for the subject property to orient the Council to the surroundings of the proposed project.

Councilmember Bingham stated she is concerned by the proposal for the subject property to be connected to the property east of the liquor store for the purpose of sharing amenities; she does not think the Council can consider that those projects benefit one another. She then noted that she travels on 1000 West daily and she understands it is busy, but it is not fair to say that the increased traffic from this project will be on the road at the same time as all other vehicles; the City should consider how busy the road is on average throughout the day. She does not consider an eight unit increase to be too great, but she is concerned about traffic flow being increased on 1000 West.

Mr. Steele stated that the staff report failed to mention that this project would be independent of any other project in the area and will be required to meet the open space requirements on its own. The applicant has included a tot lot and three pickleball courts on the site.

Councilmember Teague stated that he does not see how the current layout will work and be in compliance with International Fire Code (IFC); he believes adjustments need to be made before the Fire Marshall can grant his approval. He noted he understands this is a standalone project, but he would like to recommend that sharing of amenities for this project and another project nearby be strictly prohibited to protect the safety of residents – especially children – who would be walking between the two projects.

Councilmember Bolduc stated she would also like the project evaluated and supported by the Fire Marshall. However, she does like the elevations for the project. She asked how the properties on the east side will look where the garages are facing the street; she asked where the front entrances will be located.

Mr. Swain approached and stated that when he originally proposed the project, all units were rear loaded so front doors would be on 1000 West or in the area near the Villas development. There was a concern about facing front yard toward the Villas project, so the elevations were adjusted accordingly. The buildings on 1000 West will remain as designed, but the buildings to the east will be reversed in design so the front door and garage will be on the same building face, but the backyard will be conventional in nature. He added that the design includes a porch over the garage, but that will be removed because the maintenance of those features in the long term is too great. He then noted he is surprised to hear that the project would not receive the support of the Fire Marshall; he spoke with Fire Marshall Berrett who indicated that with a few minor tweaks, the project design would be acceptable. He stated that he was told that he could install a turnaround at the end of each road to provide adequate room for fire apparatus turn around. Councilmember Maughan stated the feature is called a hammerhead turnaround, but it is not desirable because it takes a lot of time for a fire vehicle to turn around inside of a hammerhead. He stated the Council has been advised to not approve that type of feature, but he understands that is what would be recommended on both ends. Fire Chief Byington stated that Fire Marshall Berrett has provided Mr. Swain with recommendations to make the project compliant with the IFC; per the IFC, a hammerhead would make the project acceptable. He stated that all discussions between Mr. Swain and the Fire Department at this point are preliminary because this is only the rezone of the property; once the project proceeds further, the design will be more closely reviewed. Mr. Swain

acknowledged that his conversation with Fire Marshall Berrett was verbal and there were no approvals given. He then stated that he is presenting a theme to the Council tonight to give them an indication of how the project will look; if the Council supports the theme, he will proceed with formal engineering and design work.

Councilmember Maughan stated he is still concerned about safety; he spoke with Fire Marshall Berrett about the project and he indicated there are six different turnaround options that would provide for fire apparatus turnaround, but only one is preferred and that is a cul-de-sac. A cul-de-sac would not work in this project because of size restrictions. He discussed the amount of time that it takes for a fire apparatus to turn around in different options and emphasized that he is concerned about safety; he indicated he wished that it were possible to provide a secondary access to the project from a different road. At this point he is opposed to the project for that reason. Mr. Swain stated he spoke with a representative of The Boyer Company, which is the property manager for Smith's; he asked if he could gain access to this project through the back side of the Smith's property and he was told that was very unlikely. There are many different factors that would play into approval of that access regardless of what the use is. He stated that if a lack of secondary access is the basis for denying the project, the subject property would essentially be rendered undevelopable. He stated that the use he is proposing will create the lowest demand on services and the lowest traffic impact; commercial would create up to four times the amount of traffic that a PRD project would. Councilmember Maughan stated that is true for some commercial uses, but not true for others. He would hesitate to say that denying the PRD project would make the property undevelopable.

Mayor Gailey asked if the issues that have been raised tonight should be addressed at the site plan phase for the project or if it is appropriate to consider it at this time when the zoning of the property is at question. City Attorney Roberts stated that the General Plan anticipates a PRD use for the subject property; however, issues such as circulation planning, architectural elevations, and landscaping plans are tied to PRD zoning assignment and should be determined at this step. At the site plan step, there will be administrative consideration and approval of code compliance and that will be handled by the Planning Commission. If there are adjustments to be made to the plan, now would be the time to do that so Administration can proceed with determining the terms of the Development Agreement for the project. The Council can either require the Development Agreement to be presented to the Council at the same time as the zoning ordinance, or they grant conditional approval of the zoning ordinance based upon the negotiation of certain terms in the Development Agreement. He clarified the three options before the Council this evening are to deny the ordinance, approve the ordinance conditioned upon negotiation

of a Development Agreement, or table action on the ordinance until a Development Agreement is negotiated and/or until adjustments are made to the project plan.

Mr. Swain asked if approval of the ordinance could also be conditioned upon him securing approval of fire access from the Fire Marshall. Mr. Roberts answered yes.

Councilmember Savage stated the Council has received a great deal of feedback from the public and he assured Ms. Page that public input, including public petitions, are very important to the Council. He acknowledged that 1000 West is very busy, and he understands the concerns about increased traffic, but it seems that the timing of the traffic signal at Antelope Drive has been adjusted and that seems to be helping. He stated he has considered whether the PRD use is appropriate for this area, which is surrounded by other PRD or similar-density projects. For that reason, he believes that a PRD use for the subject property is appropriate. He agreed that commercial use would likely have a greater traffic impact on the area; the worst-case traffic scenario associated with the proposed PRD project is between 50 and 60 additional vehicles, but he believes commercial uses would create much more traffic than that. He stated that someone said to him that if there were a fire in the PRD project, it would be necessary to shut down 1000 West, but that would be the case for a fire in a commercial development as well. He is not comfortable using traffic as a reason to deny the zone change. However, he would like for the matter of a fire apparatus turn around to be addressed before the zone change is voted upon. He then stated he does like the appearance of a balcony on the units and he would encourage Mr. Swain to find a way to incorporate balconies in the project. He would also like to see the rear of the building. Mr. Swain stated it was his understanding that he needed to provide an architectural theme, not a complete design for the project. Mr. Roberts stated this is a legislative decision and the Council can choose to require certain information before acting on the zone change. Councilmember Savage concluded that he would also be concerned about using the Smith's access to as access to the PRD project; he feels that would only make traffic in the project worse as people would use it as a shortcut out of the Smith's parking lot.

COUNCILMEMBER TEAGUE MADE A MOTION TO TABLE ORDINANCE 2020-06 AMENDING THE SYRACUSE CITY ZONING MAP FOR PROPERTY LOCATED AT 1000 WEST 1900 SOUTH FROM A-1 TO PLANNED RESIDENTIAL DEVELOPMENT (PRD). COUNCILMEMBER SAVAGE SECONDED THE MOTION; ALL VOTED IN FAVOR.

15. Proposed Ordinance 2020-07 amending various sections of the Syracuse City Municipal Code pertaining to the dedication of water shares and water rights and providing an option for fee-in-lieu of share dedication.

A staff memo from the City Manager explained City code currently requires a developer to provide water shares to the City for its use in the secondary water system (SMC § 8.10.090(A)). Some land does not currently have water rights associated with it, although many parcels in the City or the City's annexation-planned area do have water rights. Acquiring water shares or rights from water companies is increasingly difficult. The Council discussed this matter on September 24, 2019, December 10, 2019, and January 29, 2020. The text of the ordinance has not changed since the Council's last review.

City Manager Bovero reviewed his staff memo.

Councilmember Bolduc stated she has no objections to the ordinance and feels Administration has done a good job at planning for future water needs. Councilmember Maughan stated he wished there was a way for the City to avoid this until it becomes absolutely necessary to consider an alternate plan for supplying water to the secondary water system. Mr. Bovero stated he feels it is necessary at this time; there are three different parcels that need an alternative option for providing water in order to proceed with development of their property. City Attorney Roberts stated that the City's Public Works Director has been trying to acquire traditional water shares for the City's secondary water supply and owners of those shares simply are not selling them. The City is trying to be proactive by implementing a measured response that meets the City's constitutional obligations, but also protects citizens.

Councilmember Bingham stated she wants to avoid a suggestion where developers who do not have access to traditional water shares are doing something wrong; they are doing the best they can with limited access to water shares. Councilmember Savage agreed; he noted that the development market has changed and while allowing for a fee-in-lieu of providing water shares is not the most desired path forward, it is still an option for proceeding and allowing property owners or developers to develop their property. Councilmember Teague agreed; he stated he feels the ordinance is reasonable and well thought out, though the option may not be the most desirable.

Councilmember Maughan stated his greatest concern is that residents could make the argument that allowing development without requiring the dedication of traditional water shares will result in their taxes increasing; while that increase is not immediate, it will force residents to pay more money in the long run and he wished the City could avoid that.

COUNCILMEMBER MAUGHAN MADE A MOTION TO ADOPT ORDINANCE 2020-07 AMENDING VARIOUS SECTIONS OF THE SYRACUSE CITY MUNICIPAL CODE PERTAINING TO THE DEDICATION OF WATER SHARES AND WATER RIGHTS, AND PROVIDING AN OPTION FOR FEE-IN-LIEU OF SHARE DEDICATION. COUNCILMEMBER SAVAGE SECONDED THE MOTION; ALL VOTED IN FAVOR.

16. Public comments.

Jim King stated that he also has a petition with 80 signatures, and he will turn it in to the City in the next two weeks. He wished to address the upcoming discussion of the mixed-use development (MXD) zone in the work session following this meeting. On January 28 the City Council concluded the existing MXD zone was not yielding desired results and two applications for the zone were tabled; it will be discussed for one hour tonight and he wants the Council to focus on tiered roof height ratio. Allowance of a two-story residential building that is 30 feet tall would require 2,400 square feet of commercial use per 100 units; allowance of a three-story or 40-foot tall residential building, would require 3,600 square feet of commercial per 100 units. He is concerned about the Briggs property as it will have 116 units and the paperwork for the project refers to it as an apartment concept plan. He is opposed to the apartment concept plan, though it called for 4,000 square feet of commercial space for a 69,000 square foot building area; this is roughly six percent. Using the calculations in the proposed ordinance amendments that provide a ration of commercial to residential use, the project would need to have 4,176 square feet of commercial development; he does not see that the City would be getting any more commercial use than was previously required in the MXD zone. He noted his second concern is the parking option; developer is allowed to satisfy the commercial component for a project by joining with another commercial developer to provide a new business within ¼ mile of the development. He asked why this requirement would be placed on a developer; if they cannot bring any commercial development to the project on their own, they should apply and build an apartment complex rather than calling their project mixed-use. He urged the City Council to make sound land use decisions that are not based upon immediate

financial rewards for the City, developer, or landowner alone. The City should consider the convenience, order, security, and general welfare of the citizens of Syracuse City.

Rachel Page addressed the petitions she mentioned earlier in the meeting; there are five duplicate signatures on the paper copy and the electronic copy so she will highlight those; additionally, eight additional people have signed the signature since she printed it. She added that the owners of Letrono CrossFit have also signed the petition, which signals that business owners are even opposed to the proposed developments. She then stated that she was in attendance at the last work session meeting when the former Ogden Mayor, Matthew Godfrey, spoke. She wondered why the City is trying to rush mixed use zoning to cram this kind of development along Antelope Drive, which is prime commercial property when the City is paying a firm thousands of dollars to provide guidance on economic development planning for the City. She asked why the City would fill those spaces before hearing the results of Better City's study. She then noted she did see some specific concerns when looking at the mixed-use ordinance edits that will be considered during the work session; the text specifies single family dwellings for the purpose of defining the term adjacent, but this would not take into account the patio homes at the Villas project. She expressed concern with the ratio of commercial square footage versus stories or building height. Also, she was shocked to see that the text referenced the possibility for four-story buildings. She stated she is under the impression that the Syracuse Fire Department cannot provide support for four-story buildings and she is afraid of the oppression that giant three-story apartment buildings will have on Antelope Drive. Tall buildings will loom over the street and she is afraid that is the first impression that people will have when they come to Syracuse. She concluded that if determining an appropriate MXD zone is too confusing, perhaps the City should keep commercial and residential separate for now.

17. Mayor/Council announcements.

The Council and Mayor provided announcements about upcoming community events and other opportunities for public involvement. They also discussed request for future agenda items.

Mayor Gailey also invited City Manager Bovero to make any necessary announcements.

City Council Regular Meeting
March 10, 2020

At 8:54 P.M. COUNCILMEMBER SAVAGE MADE A MOTION TO ADJOURN. COUNCILMEMBER BOLDUC SECONDED THE MOTION; ALL VOTED IN FAVOR.

Mike Gailey
Mayor

Cassie Z. Brown, MMC
City Recorder

Date approved: April 14, 2020