

Minutes of a Regular Syracuse City Council Meeting
and Public Hearing
April 25, 2006

Work Session

Work Session began at 6:00 p.m. with Mayor Panucci; Councilmen Knight, Truman, Peterson, and Hammon; City Administrator J. Michael Moyes; and City Recorder Kathy Holt present. Visitor: Jana Truman. Discussion as follows:

Council Agenda:

- Item #7, Contract for Jensen Pump Station and Restrooms

Council Reports:

- Jensen Park Bridge to be installed May 5
- Community Center about three weeks behind schedule
 - Proposed change order for accommodation of stage
- Employee positions open
 - City Administrator
 - Engineer: possibility of contracting
 - Grant Writer
 - Building Inspector
 - Recorder
- Budget review: work session with department heads on May 2, 6:30 p.m.
 - Jana Truman, Arts Council, requested funding for an amphitheater and concerts in the parks

1. Meeting Called to Order/Adopt Agenda

Mayor Fred Panucci called the meeting to order at 7:00 p.m. as a regularly scheduled meeting, with notice of time, place and agenda provided 24 hours in advance to the newspaper and each Council member.

Invocation or Thought: Councilman Knight

Pledge of Allegiance: Councilman Peterson

Members present: Council members Lurlen A. Knight, Brian L. Truman, Wallace J. Peterson, and Daniel L. Hammon; Mayor Fred Panucci; City Administrator J. Michael Moyes and Recorder Kathy Holt.

Excused: Phillip W. Orton

City Employees Present: Rodger Worthen, City Planner
Beth Kofoed, Special Events Coordinator
Rick Thurgood, Building Inspector

Visitors:

Robert Adams	Braxton Adams	Leo Cook	Connie Worthen
Branson Worthen	Donna Lake	Casey Lake	Michael Barnes
Sara Jenks	Nathan Thomas	Robert Edwards	Ed Maughan
Carrie Maughan	Brent Cook	Judy Cook	Doriann Vasquez
Heidi Kin	Barrie Dyer	Loren Brinkerhoff	Joe Rockwell
Thad Horne	Barbara Horne	Foster Chandler	Grant Jex
Patricia Jex	Fred Carlson	Charlene Carlson	Blake Carlson
Jerry O'Brien	Paul Roberts	Steve Southwick	Kristen Southwick
Trevor Southwick	Gayla Goodwin	Jim Goodwin	Lynn Kuerth
Mark Kuerth	Travis Dyer	Derrica Nay	Mark Sloan
Kyle Barber	West Adams	Wyatt Allen	Spencer Johnson
Thomas Watson	Steve Black	Michael Brodsky	Nick Mingo
Laurel Burgett	Connie Burgett	Targhee Child	Shauna Bradford
Kerry McBride	Hal Siefert	Ruth Seifert	Carolyn Green
Kami Barber	Jeff Coxery	Melissa Coxey	Diana Stephens
Leslie Stephens	Jim Hill	Jann Hill	Tracy Ryan

Jasen Kallman Larry Bucio Darren Durbano Kristi Durbano
Trevor Huil Tom Willard Doug Hammond

Adopt Agenda: COUNCILMAN KNIGHT MADE A MOTION TO ADOPT
AGENDA, SECONDED BY COUNCILMAN HAMMON; ALL VOTED IN FAVOR.

2. Approval of Minutes

Minutes of meeting held April 11, 2006, were reviewed. COUNCILMAN PETERSON MADE A MOTION TO APPROVE MINUTES OF APRIL 11, 2006; SECONDED BY COUNCILMAN KNIGHT. ALL VOTED IN FAVOR.

3. Review of Claims

Claims Paid April 7 thru 20, 2006, were reviewed. Administrator Moyes explained that many office supplies are purchased through the Davis School District because they purchase in bulk, and we can get a better price. The City's garbage hauler has not requested another increase because of rising fuel costs. Councilman Hammon recommended that dumpsters be set throughout the City to handle green waste. Council asked for a breakdown on the use of gasoline for City Departments. COUNCILMAN KNIGHT MADE A MOTION TO APPROVE CLAIMS STATEMENT FOR APRIL 7 THROUGH APRIL 20, 2006, SECONDED BY COUNCILMAN PETERSON; ALL VOTED IN FAVOR.

4. Public Comment

Mark Kuerth voiced the concern of residents in Silver Lake Estates and Sunset Farms with proposed master planning for property north of Gentile and along the south end of 1000 West. The residents wanted to know how it got planned for commercial without their input. They are very much opposed, even though it is not a finalized plan. If the property is to be rezoned it should duplicate or mirror that which is already there.

Mayor Panucci pointed out that no changes have been made at this time. The purpose of meetings regarding the General Plan is to get citizen input prior to making amendments. He briefly outlined the process for amending the General Plan. Mr. Kuerth responded that the starting point for the plan should be with the citizens rather than having the maps and plans drawn before requesting input. He recommended that all the commercial property be kept in one central location and not placed next to residential properties.

Councilman Hammon reviewed the history for amending the General Plan and the future goal of creating a balance between residential and commercial. The current commercial zones are being filled up with professional office buildings rather than commercial enterprises that would help pay for the services the city provides. Recommended amendments would help provide needed services. He reiterated that decisions have not been made. The recommendations will be provided to the public for input through public hearings. The City Council values citizen input, but there is no good way to present recommendations for the first time. It is an educational process for everyone concerned. The General Plan revision is at a very early point in the process. He invited residents to attend the joint work session at 8:00 p.m. with the City Council and Planning Commission.

Councilman Knight indicated that commercial development provides revenue to the City, where professional office buildings do not. If the City doesn't provide commercial enterprises, property taxes will have to be raised. He reviewed the BYU study that places the City far behind where we need to be at build out regarding commercial development. Raising property taxes will not solve the long-term problems.

City Planner Rodger Worthen indicated that the Planning Commission's job is to make recommendations to the City Council. They will probably hold some open house meetings before their recommendations are given to the City Council.

Lisa Jensen stated she was told this land was to be residential and now hears it is planned for Commercial. Mayor Panucci reiterated that just because it has been recommended for commercial use, does not mean that a decision has been made.

Teresa Muggleston stated she understands that Syracuse needs the commercial base but does not understand why the City does not have impact fees for new homes. Mayor Panucci responded that Syracuse has some of the highest impact fees of any surrounding city. Impact fees cannot be collected for building schools.

Mrs. Muggleston indicated the residents' other concern is flooding in the Silver Lake area, and they would like some relief for those problems. Administrator Moyes indicated that the city engineer is working on plans for a detention basin below the bluff that would handle storm water from Silver Lake Estates.

5. Consent Agenda, Davis County Animal Control Contract

The 2006 contract with Davis County Animal Control was reviewed and approved by the Council on January 10, 2006. However, when the contract was sent to the City Attorney for signature, he pointed out some problems with the contract and has worked with Davis County to resolve legal issues. The contract has been revised and has been signed by the City Attorney. He was concerned with issues that he didn't feel protected the City adequately.

COUNCILMAN PETERSON MADE A MOTION TO ADOPT THE REVISED DAVIS COUNTY ANIMAL CONTROL CONTRACT FOR 2006, SECONDED BY COUNCILMAN TRUMAN; ALL VOTED IN FAVOR.

6. Citizen Recognition

A. Young men who have completed Eagle Scout projects that benefit the City were recognized for their service. Trevor Southwick placed tree rings around about 50 trees in Fremont Park; Casey Lake painted house numbers on curbs for emergency vehicles on about 100 homes; Branson Worthen installed soccer goal posts and installed bollards on the Immigration trail; Travis Dyer made and installed 20 birdhouses for Jensen Park pond areas; Blake Carlson placed about 40 tree rings at Canterbury Park. Mayor Panucci indicated that these projects are great leadership builders for the young men, and they really do help the City.

B. Mazie Watters was recognized as April's Employee of the Month. She works for the police and fire departments as a dispatcher, entering data, and typing case reports. Mazie was honored for her assistance in fundraisers to help three department members in need, her positive attitude, her ability to keep confidences, her trustworthiness, and friendliness.

C. Todd Christensen received an Employee Award of Merit for his efforts as a reserve police officer in providing life saving assistance in a near drowning incident.

7. Award Contract, Jensen Park Pump Station and Restrooms

Bid opening for the Jensen Park restrooms and pump station was held on Monday, April 24, at 11 a.m. with the following bids received.

	<u>Pump Station</u>	<u>Restrooms</u>	<u>Cleaning Station</u>
Wasatch West Construction		\$489,810	
Hills Construction	\$ 836,900	\$554,700	\$48,000
Nelson Brothers Const.	\$ 918,860	\$623,140	\$76,430
Hughes General Const.	\$1,067,450	\$598,100	\$94,000
Hogan Associates	\$1,086,263	\$616,725	\$72,149

Administrator Moyes reviewed the restroom complex that will include a classroom and information center. There are also plans for two outdoor classrooms at the pond. He reviewed the benefits of the pond and pump station for the secondary water system. Bids came in higher than expected, and Administrator Moyes

recommended that a contract be awarded only for the restrooms and continue negotiations with engineers and contractors to bring the pump station price down.

Mayor Panucci indicated that the City would capture land drain water from several sources, which will provide about 1,000,000 gallons a week of free water.

Councilman Knight indicated that the pond will serve not only as a secondary water source, but also a fishery. Although it is expensive, it will be a great park for the City and is a very good conservation project.

Mayor commended Senator Bennett for funds secured for construction of this park.

COUNCILMAN KNIGHT MADE A MOTION THAT THE BID FOR CONSTRUCTION OF JENSEN PARK RESTROOMS BE AWARDED TO WASATCH WEST FOR THE AMOUNT OF \$489,810 AND THAT THE FISH CLEANING STATION BE TABLED ALTOGETHER AND THAT THE PUMP HOUSE BID BE TABLED TO THE NEXT MEETING. COUNCILMAN HAMMON SECONDED THE MOTION; ALL VOTED IN FAVOR.

8. Public Hearing, Steven Black Annexation Petition

On January 26, 2006, Steven Black filed a petition for Annexation of the Roberts property on the south side of 2700 South at approximately 3500 West. The petition was accepted by the City Council, certified and advertised as required by law with no protests to the annexation received. Public hearing to consider annexation was advertised according to law. Planning Commission has recommended the property be annexed as A-1 Agriculture.

At 7:50 p.m. COUNCILMAN KNIGHT MADE A MOTION TO GO INTO PUBLIC HEARING, SECONDED BY COUNCILMAN PETERSON; ALL VOTED IN FAVOR.

Mayor Panucci indicated this property is currently planned for A-1 zoning, which would require 2 acres per home. The property contains approximately 70 acres.

Steve Black, the contact sponsor for the annexation petition, indicated he has had engineers looking at the property for accommodating sewer lines. They have looked at the A-1 zoning for a cluster subdivision, and have also looked at possibilities for R-1 zoning for the front one-third of the property, which would match the zoning across the street to the north. He indicated that the front forty percent of the property would allow gravity feed for the sewer. Based on the discussion of February 14, they have looked at developing the property with a pump station as well as development without. With clustering, they would be looking at about 100 to 120 homes. He realized that the city is not looking for park space at this time, but the open space would be valuable to the City. He suggested that it could be used as an amphitheater.

Councilman Hammon commented that development with a pump station probably isn't going to happen.

At 8:00 p.m. COUNCILMAN HAMMON MADE A MOTION TO GO OUT OF PUBLIC HEARING, SECONDED BY COUNCILMAN KNIGHT; ALL VOTED IN FAVOR.

9. Conditional Uses

A. Doodle Bugs and Daisies Day Care: Laura Beth Burgett requested approval for home day care at 2615 West 2700 South. On April 18, the Planning Commission recommended approval with the conditions that a fence be installed, the home be inspected by the building official prior to the first day of business, that no more than seven additional children be accepted for care, and that hours of operation be limited to between 7 a.m. and 7 p.m. Monday thru Friday. Mrs. Burgett indicated there is still some standing water in their back yard, so they have not installed the fence. She will be caring for children as soon as she can install the fence and get her state license. They plan to continue the use of the three-rail fence and will just fence 320 sq. ft around the patio and a small area of grass to satisfy the state requirements for the

fence. The children would not be allowed outside this area. The state would allow her to tend eight children, but she does not plan on having that many unless it is on a part time basis. She plans for four full-time children including her daughter.

Councilman Knight stated he would be amenable to having more grass in the fenced area.

COUNCILMAN TRUMAN MADE A MOTION TO GRANT APPROVAL FOR DOODLE BUGS AND DAISIES DAY CARE AT 2615 WEST 2700 SOUTH WITH THE CONDITIONS RECOMMENDED BY THE PLANNING COMMISSION. COUNCILMAN HAMMON SECONDED THE MOTION; COUNCILMEN TRUMAN AND HAMMON VOTED IN FAVOR; COUNCILMEN KNIGHT AND PETERSON OPPOSED. MAYOR PANUCCI VOTED IN FAVOR BECAUSE IT MEETS STATE ORDINANCE, BUT RECOMMENDED THEY CONSIDER MORE GRASS FOR THE CHILDREN. MOTION CARRIED.

B. Accessory Building: Rick Thurgood requested approval for a 1,200 sq. ft. accessory building at 1104 West 2175 South, to be constructed at the same time as his new home at that address. It will be placed 12 feet from the property line. The front will be brick and the sides similar to the house. On April 18 the Planning Commission recommended that approval be granted after curb and gutter is completed for this lot and construction of the home has commenced.

COUNCILMAN TRUMAN MADE A MOTION TO GRANT APPROVAL TO RICK THURGOOD FOR AN ACCESSORY BUILDING AT 1104 WEST 2175 SOUTH, WITH THE BUILDING PERMIT NOT TO BE ISSUED UNTIL AFTER CONSTRUCTION ON THE HOME HAS BEGUN. COUNCILMAN PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

C. Model Home: Targee Child, representing Destination Homes, requested approval for a model home at 516 West 2920 South in the Wasatch Villas Subdivision. This would be a temporary location until the home across the street is completed and has been approved for the model. On April 18, Planning Commission recommended that approval be granted. Mr. Child indicated they have requested approval for four months, but it will likely only be two months before the new model is complete.

COUNCILMAN KNIGHT MADE A MOTION THAT APPLICATION FOR A MODEL HOME AT 516 WEST 2920 SOUTH BE APPROVED. COUNCILMAN TRUMAN SECONDED THE MOTION; ALL VOTED IN FAVOR.

10. Final Approval, Crofters Cove, Phases 3B, 4, & 5

Michael Brodsky, Hamlet Homes, requested approval for phases 3B, 4 and 5 of Crofters Cove Cluster Subdivision, containing a total of 55 new lots. Staff recommended contribution of 39 shares of Layton Canal Water. The land drain system is to be positioned in the proposed roads rather than back yard locations, which will improve access for service. Revised plans showing the land drains have been provided to the City. Staff requirements and those of the City Engineer have been met.

Mr. Brodsky stated his opinion that he should only have to provide ½ share of water per lot, and the total shares should be 27 shares rather than 39. He reported that there is a joint agreement between the home owners' association and the Golf Course to maintain the open space, with the majority of it being taken care of by the golf course. There is some space in the subdivision interior that will be maintained through the home owners' association. The association will also maintain the rear yards of the homes.

Administrator Moyes pointed out that City ordinance does not provide for water by lot. It dictates water by acre feet. Because Layton Water is calculated at one share per acre foot, 39 shares would be required. City Planner stated that in the past the City has accepted one share per lot for the homes in the Golf Course. Because these homes are basically half the size of the other lots in the Golf Course, he calculated the

contribution at half share per lot. Mr. Brodsky indicated he would challenge the contribution of 39 shares because the ½ share was approved for the whole subdivision when the first phase was approved.

Councilman Truman indicated that the City has already set a precedent, and he didn't feel it would be fair to require more than what was agreed to.

Mayor Panucci expressed that now that we know the amount of water in a share, we should use the correct calculations from this point forward. He recommended for future development in the golf course area, acreage be considered rather than the number of lots. However, he did not feel it fair to require the excess water for this approval.

COUNCILMAN HAMMON MADE A MOTION TO GRANT FINAL APPROVAL FOR PHASES 3B, 4, AND 5 OF CROFTER'S COVE SUBDIVISION WITH THE CONDITIONS THAT THE DEVELOPER PAY A PARK ACQUISITION IMPACT FEE OF 6.6 PERCENT OF THE CURRENT APPRAISED LAND VALUE, CONTRIBUTE 27.5 SHARES OF LAYTON CANAL WATER TO THE CITY, AND COMPLY WITH ALL SUBDIVISION ORDINANCE REQUIREMENTS AND REQUIREMENTS OF THE CITY ENGINEER AND STAFF. COUNCILMAN TRUMAN SECONDED THE MOTION; ALL VOTED IN FAVOR.

11. Final Approval, Coxey Estates

Jeff Coxey requested final approval for Coxey Estates Subdivision, which includes six lots along the east side of 1660 West Street, and which will tie into Kelly Flint farms to the south. Developer has worked out an agreement with John Flint for handling storm water, and requirements of City Engineer and staff have been met.

City Planner pointed out that the storm water would flow through the Flint Farm Subdivision and through Linda Vista Subdivision. An agreement was worked out with Mr. Flint and developer of Linda Vista Subdivision for storm water.

COUNCILMAN KNIGHT MADE A MOTION TO GRANT FINAL APPROVAL FOR COXEY ESTATES SUBDIVISION WITH THE CONDITIONS THAT THE DEVELOPER PAY A PARK ACQUISITION IMPACT FEE OF 6.6 PERCENT OF THE CURRENT APPRAISED LAND VALUE, CONTRIBUTE ONE SHARE OF DAVIS WEBER CANAL WATER TO THE CITY, AND COMPLY WITH ALL SUBDIVISION ORDINANCE REQUIREMENTS AND REQUIREMENTS OF THE CITY ENGINEER AND STAFF. COUNCILMAN PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

12. Ordinance 06-05, Parks and Trails Regulations

Proposed Ordinance 06-05, Parks and Trails Regulations, was tabled on February 28 to allow for several revisions. Those revisions were made and the ordinance was again reviewed by the Council.

There was some discussion as to whether floatation devices should be inspected by the City prior to them being allowed on the pond. Mayor Panucci suggested that a recommendation be made by Department of Natural Resources. Council suggested that the ordinance could be revisited if flotation devices become a problem. Administrator Moyes indicated that the tarenap liner needs to be protected and suggested that users be informed of problems that could be caused by certain types of floatation devices. Requirements should be posted carefully and users allowed to only go in and out of the pond at the dock.

COUNCILMAN PETERSON MADE A MOTION TO ADOPT CORRECTED ORDINANCE 06-05, ESTABLISHING REGULATIONS FOR PARKS AND TRAILS. COUNCILMAN KNIGHT SECONDED THE MOTION; ALL VOTED IN FAVOR.

13. Adjourn to Redevelopment Agency Meeting

At 8:45 p.m. COUNCILMAN KNIGHT MADE A MOTION TO ADJOURN AND RECONVENE AS THE SYRACUSE CITY REDEVELOPMENT AGENCY. COUNCILMAN HAMMON SECONDED THE MOTION; ALL VOTED IN FAVOR.

14. RDA Resolution RDA06-01, Entering into Agreement for Town Center

Proposed Resolution RDA06-01, was reviewed, which would allow the Redevelopment Agency to enter into an agreement with Holrob Development for the Town Center.

BRIAN TRUMAN MADE A MOTION TO ADOPT RESOLUTION RDA06-01, ALLOWING THE CITY TO ENTER INTO AN AGREEMENT WITH HOLROB INVESTMENT. LURLEN KNIGHT SECONDED THE MOTION; ALL VOTED IN FAVOR.

15. RDA Town Center Agreement

An agreement with Holrob Development has been reviewed by attorneys from Holrob Development and the City and is ready for Council action. Administrator Moyes indicated that Holrob improvements will be \$1,113,375 to be paid in yearly increments until fully reimbursed.

LURLEN KNIGHT MADE A MOTION TO AUTHORIZE FRED PANUCCI, REDEVELOPMENT AGENCY CHAIR, TO ENTER INTO AN AGREEMENT WITH HOLROB DEVELOPMENT FOR TAX INCREMENT INFRASTRUCTURE REIMBURSEMENT. BRIAN TRUMAN SECONDED THE MOTION; ALL VOTED IN FAVOR.

16. Adjourn RDA Meeting to a Joint City Council and Planning Commission Work Session

At 8:50 p.m. BRIAN TRUMAN MADE A MOTION TO ADJOURN RDA MEETING AND MOVE INTO A JOINT CITY COUNCIL AND PLANNING COMMISSION WORK SESSION. DAN HAMMON SECONDED THE MOTION; ALL VOTED IN FAVOR.

City Council Members present for the Joint Work Session were Mayor Panucci, Councilmen Knight, Truman, Peterson, and Hammon. Planning Commission Members present were Doug Hammon, Robert Whitely, and Alan Clark.

City Planner Rodger Worthen led discussion of the following proposals for amending the City's General Plan Map:

- Duty of the Planning Commission is to make recommendations for the General Plan and amendments thereto.
- Areas would be provided for Professional Office zones.
- Areas would be provided for Planned Residential Development.
- Area by the Sewer Plant recommended for a Research Park Zone.
- Some added commercial zoning is recommended.
- Legacy Corridor be zoned A-1 from one end of the corridor to the other.
- Eliminating cluster subdivisions in residential zones and allowing them only in A-1 zones.
- Leaving the areas southwest of Bluff Road in the A-1 Agriculture Zone as currently designated.

City Planner reviewed proposals for amending the Master Transportation Plan Map:

- Adds Legacy Highway corridor
- Adds 200 South Street to connect to I-15
- Extension of Bluff road into Layton
- 84 foot right-of-way for 500 West Street from 1700 South to Layton
- Signalization for Antelope Drive between 1000 and 2000 West
- Extending 1500 South Street between 2000 West and Marilyn Drive

City Council Meeting

Mr. Worthen stated that the Planning Commission is considering holding public open house meetings for review of the proposed changes, then sending their recommendations to the City Council to hold a public hearing. At that point, amendments could be adopted or rejected.

Mayor recommended the Public Hearing format because everyone on the Commission would hear the same information. After discussion, it was determined that the Planning Commission would hold additional public hearings.

17 Adjournment

At 10:10 p.m. COUNCILMAN HAMMON MADE A MOTION TO ADJOURN, SECONDED BY COUNCILMAN KNIGHT; ALL VOTED IN FAVOR.

Mayor

Recorder