

Minutes of the Work Session of the Syracuse City Council held on February 23, 2021 at 6:00 p.m., held virtually via Zoom, meeting ID 829 3320 1428, and streamed on the Syracuse City YouTube Channel in accordance with House Bill 5002, Open and Public Meetings Act Amendments, signed into law on June 25, 2020. Pursuant to written determination by the Mayor finding that conducting the meeting with an anchor location presents a substantial risk to the health and safety of those who may be present due to infections and potentially dangerous nature of Infectious Disease COVID-19 Novel Coronavirus.

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

The purpose of the Work Session was to hear public comments; hear a request to be on the agenda regarding a proposal to construct BMX/pump track in Syracuse City; discuss miscellaneous projects for consideration of assignment to Parks Advisory Committee; discuss Communities That Care (CTC) Illumination event; visit with Davis County Commissioner Elliott; receive a presentation from Comcast re: service provision in Syracuse City; consider options for replacement of wall on 2200 West in Canterbury Corners subdivision; discuss the following Planning items:

1. Continued discussion of application for General Plan Map amendment, old R.C. Willey Site, located at approximately 1693 W. 2700 S., Commercial/Low Density Residential to Medium Density Residential.
2. Continued discussion of potential Redevelopment Agency (RDA) incentive option for a proposed office/retail/storage facility project.
3. Final Plat, Still Water Phase 10, located at approximately 2000 W. Parkview Drive.
4. Final Plat, Still Water Phase 11, located at approximately 2000 W. Parkview Drive.
5. Continued discussion of proposed text amendment potential text amendment relating to the preliminary and final plat approval process.

Discuss policy regarding youth travel/overnight outings; discuss proposed contract for election services with Davis County Clerk's Office; discuss proposed amendment to agreement with Clearfield City regarding grant matching funds for 500 West project; and discuss future agenda items/Council announcements.

Councilmember Maughan provided an invocation. Councilmember Savage led the audience in the Pledge of Allegiance.

Public comment.

Mayor Gailey stated that tonight's meeting agenda provided instructions for residents to email their public comments to City Recorder Brown by 5:00 p.m. tonight in order for them to be read into the record of the meeting. He invited Ms. Brown to read the comments that have been submitted.

Elijah and Carrie Smith: I attended the council meeting on 1-26-2021 'and I want to make a suggestion before the project is approved. The contractor needs to do a traffic study on both Gordon Ave and Bluff Road before approval. There is already a new high-density development on the south side of Bluff going in. Will Bluff even be able to handle all that new traffic as well as additional traffic from the RC Willey project? A lot of conversation has been voiced about Semi trucks and traffic from the RC Willey parking lots. The only semi-trucks were their own and the parking lots had very small traffic

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coming and going. Not a traffic problem. Why did RC Willey close the store and move-because they did not have enough sales to justify staying in Syracuse, that is the reason any business would move. The homes bordering the RC Willey property are all single-family homes so why do we need med-density housing added to the neighborhood? Why can't the development be single family homes with yards and parking spaces? The development is short on green space, don't let it happen. A fee is not the answer to low green space. PLEASE review the overall project and consider single family homes. How much med to hi-density housing does Syracuse need?? Thank you for letting me voice my opinion.

Ryan Rentmeister: I wanted to express my thoughts on the growth of the city and specifically in regard to the old RC Willey Property. I am in favor of great housing in the city. We need more homes. I am a businessman in the city. Part of my business is construction, but my biggest concerns right now is that of a father. I have two adult daughters and their families that were not able to find anything in the city. They moved to Ogden and Tremonton. I am very selfish. Along with my daughters there are four grandkids which I miss. I feel if we had more housing options my kids would be closer. Both want to come back to Syracuse but are not able to find anything. I understand we need to manage growth, but I feel this is a great use of this property. There are multi-family and single-family homes in the area. The homes are well designed and look nice. Most important we need more families in Syracuse, and they need us. Thanks for your consideration.

Ken Ashby: I have heard that Psion Homes has purchased the RC Willey location. I have also seen the plan for the development of it. I just wanted to voice my opinion on this. I live right up the street by Bluff ridge Elementary. I think it will be a great use of the area. It is what our area needs to continue the look of this great Community. The City has done a good job with the Park and Senior living. I think this will enhance this area as well Psion homes have built several homes in our neighborhood and they are beautiful and well built. Anyone owning one knows of their quality. Please add me to the supporters of this project.

Denise Ashby: I have been a resident of Syracuse for 17 years. I was excited to hear about the proposed town home and single home development for the former RC Willy property. I believe this to be a great option for my children as they are moving out and starting families of their own and would like to remain in Syracuse.

DaNece Moller: I would like to share my opinion in regard to Psion Homes proposed development on the old RC Willey property. I'm a resident of Syracuse and as an active real estate agent. I know first hand the struggle that families are having just trying to find a place to live. Affordable housing is in short supply! I have looked at the proposed mixed-use development and believe it ticks all of the boxes necessary to be approved in short order. The lot sizes are nice for single family residential, but the townhomes are almost more important to fit the needs of the first-time home buyer. Syracuse is a wonderful community and I believe this neighborhood would be a welcome addition. I also would like to share my opinion on Psion Homes. They build a quality home and work hard to improve the communities in which they build. I believe that they will create a neighborhood that all the citizens of Syracuse can appreciate and be proud of. Thank you for your time and consideration.

Amber Hamilton: I'm writing about the new development being put in where RC Willeys was. Psion homes are beautiful homes!! It's so hard to find a home right now. This will give opportunity to those who are unable to find a home in this market!

Angie and Jason Robbins: We would like to voice our support for the plans that Psion Homes is proposing for the property where RC Willey was once located. When we moved to Syracuse 20 years ago it was a small, quiet little town. Much has changed since then, and the growth continues. People are drawn to our community and the growth will continue to be part of life. It is important that we support this and provide quality options for those wanting to live here. This project proposed by Psion Homes will do just that. Much planning and research have obviously gone into this development idea. It is a beautiful project that will provide more than one option for homeownership. We have seen many of Psion Homes projects over the years and they always provide quality, style, and value in everything they do. They have deep roots here in Syracuse, as well. They have every reason to want to make this be beneficial to Syracuse as a whole. It is a forward-thinking project and we look forward to watching it come to life.

Laura Sessions: Although RC Wiley has been an icon for years, I think it will be a welcome addition to have some townhomes and single-family homes in that now vacant area. I've seen many homes that Psion has built, as well as other developments. They have all been high quality, beautiful in design, and reasonably priced. The company has years of experience behind them, and I would not hesitate to build a home with them. I can guarantee I would be writing a totally different e-Mail if it was a few other "box house" assembly builders, but I have complete confidence that Psion Homes possesses an integrity that is seldom seen in the contractor world. Feel free to reach out for any additional information.

Jerry Walters: On a few occasions I attended the Parade of Homes, and Psion Homes stood out as a builder who

designed desirable homes with high quality workmanship and finish work. After considering and meeting with several custom builders, I chose Psion Homes to build my long-awaited custom home in Fruit Heights last year. From the initial meeting with John and Kristie Nelson I was treated with courtesy and great respect. I never felt intimidated as a senior widow. They always bent over backwards to make me feel comfortable with the building process. They made sure I understood everything involved. Despite a worldwide pandemic of Covid-19, and the quarantines, etc., they worked extremely hard to make certain the experience building my home was very enjoyable. I also worked with their architect, realtor, and foreman. I found each of them to be extremely professional, knowledgeable, and always helpful in any way they could. Each of the subcontractors they chose were fastidious, professional, and demonstrated very high workmanship with their responsibilities in building and finishing my home. I also found the owners, to be responsible and ethical. I loved working with the Nelson's and love the end result. I highly recommend the Psion Homebuilders approval for the proposal to build within Syracuse City. Their proposed housing development would be a great asset to the city and its residents.

Mayor Gailey then invited Zoom participants to provide public comments.

Devin Smith stated that he lives in a cul-de-sac that borders the property that was formerly occupied by the R.C. Willey Building. He stated he appreciates the adjustments the applicant has made to the design of the project they would like to build on that property. He wants it to be clear that he supports some townhomes and a mixture of densities in the project, but he still feels the development is too dense. He is concerned about the ability of Gordon Avenue to handle increased traffic as it is already fairly busy. He is also concerned about the amount of open space available; there is already limited park and open space in this area and he is not sure that the City charging the developer an in-lieu fee is the best option for ensuring that enough open space will be provided in the future. He then referenced the comments read into the record by Ms. Brown and noted that many of the people who submitted comments are not Syracuse residents; while they may be able to speak to the quality of work performed by Psion Homes, those comments should not reflect upon the Council's decision relative to the pending application for a general plan amendment. He asked that the Council's focus be on the implications of approving the application rather than the work the builder has performed in other communities.

John Kirby stated he is a new resident in the area of the old R.C. Willey property and while he is also not opposed to growth, he is concerned about the density of the proposed project as well as the ability of existing roads to handle traffic. He has seen the City approve many new developments recently, but there have been no efforts to improve the road system in the area. The proposed development stands to increase traffic by 300 vehicles and there are similar development proposals in the area that will also increase traffic. These traffic burdens will compound upon one another and negatively impact those living in the area.

Request to be on the agenda: proposal to construct BMX/pump track in Syracuse City.

A staff memo from the Parks and Recreation Director explained Zach Randall reached out to Mayor Gailey and staff regarding a possible BMX (bicycle motor cross) Track in Syracuse and has requested to be on the agenda to discuss the possibility with the Council. Along with the BMX track, we have also been contacted about bringing a Pump Track to Syracuse.

Ms. Robinson reviewed her staff memo and invited Mr. Randall to make his presentation to the Council.

Mr. Randall stated he is the Track Operator for the Legacy Raceway BMX (bicycle motocross) track in Farmington; he has been Track Operator since the end of 2019, although Legacy Raceway has been around since 2011. There is an excellent BMX program, bringing in racers not only from the municipalities of Davis County, but the surrounding counties as well, with larger races attracting riders from surrounding states as well. The program sanctioned through USABMX, which is the governing body for all BMX tracks in the United States and Canada. The Legacy Events Center is slated for a major renovation, beginning next year. Because of this, Legacy Raceway BMX's future at the complex is uncertain. He noted he is inquiring to see if the City of Syracuse would be willing to explore the benefits of having a BMX track. He then used the aid of a PowerPoint presentation and video to communicate to the Council what a BMX Track and Pump Track are and why he would like to locate these amenities in Syracuse City. A BMX Track would have an economic impact on the community; BMX has provided modest economic impact valuations for national races. Outside of the national race circuit, there will be a 'season' of regularly scheduled races; in the 2020 season, there were 16 local races at the Farmington facility for a total rider count of 907. Each rider brings spectators with them, all of which typically spend some money in the community they are visiting. Given Syracuse's position in the middle in between Salt Lake and Weber Counties, it has a large population pool to draw from. Liability insurance for the track would be provided through USABMX and is paid for on a 'per race' schedule. While the BMX track would be used for structured and organized competition, the pump track would be recreational, and the

two uses would compliment each other very well. He noted there is no other pump track in Davis County, and it would attract cyclists from this County and beyond. As visitors come to the pump track, they would be exposed to the BMX track nearby and possibly be attracted to the sport, which would increase the BMX program in the long-term.

The Council discussed the request; each of them relayed past experience they have had with the sport of BMX, their ideas for an appropriate location for such a facility, and the need to evaluate the financial burden of building the facility in Syracuse. The entire Council expressed support for exploring the project.

Discuss miscellaneous projects for consideration of assignment to Parks Advisory Committee.

An administrative staff memo explained Mayor Gailey would like to discuss with the Council various parks/recreation projects that he would like for the Council to refer to the Parks Advisory Committee for a recommendation.

Mayor Gailey stated he viewed this agenda item as being complimentary to the previous item; there is a list of miscellaneous parks related projects that he would like to refer to the Parks Advisory Committee in addition to the request for a BMX and/or pump track project in the City. All Councilmembers, with the exception of Councilmember Maughan, expressed their support for referring the projects to the Committee. Councilmember Maughan indicated he does not believe the Council should be outsourcing those issues to the Committee. He used the BMX project as an example, noting that it is necessary to evaluate the appropriate location for such a project, the cost of a project, and whether the City would be providing land for the project. Ultimately, those are issues for the Council to decide upon; specifically, the Council is responsible for the City's budget and he has always been worried about the Parks Advisory Committee telling the Council how to spend money.

Councilmember Bingham stated there are two members of the Council that are on the Parks Advisory Committee and they are privy to the Committee's discussion. Councilmember Savage agreed, but noted he feels the Council should do a bit more fact finding before referring the project to the Parks Advisory Committee; the Council needs to understand what Mr. Randall is asking of the City in terms of the project. Councilmember Bolduc stated that the Council can perform that fact finding or could delegate that duty to the Arts Council and ask them to bring all information to the Council. Councilmember Maughan stated in the past the Committee has been given tasks and they have provided recommendations regarding their ideas for the best use of City monies. They were ultimately upset that the Council did not follow all of their recommendations. He stated he does not believe the Council should outsource issues matters relating to budgeting and land use; he can support the BMX project, but he feels the decisions should be made by the Council, not the Parks Advisory Committee. Councilmember Bingham stated that the Council is not outsourcing a duty; rather, they are asking for input. There is no one on the Parks Advisory Committee that has the authority to commit funding from the City. Rather, they are making a recommendation based upon their own experience. She reiterated there are two Councilmembers on the Committee and they are part of the research of specific projects. The Council will always have the final say after hearing a recommendation from the Committee. She stated the same is true for other advisory committees in the City; she noted the Arts Council provides recommendations regarding where money should be spent, and the Council has the final say on those decisions. Councilmember Maughan argued the Arts Council raises their own funding. Councilmember Bingham stated the City provides them a budget as well.

Councilmember Bolduc stated that there were past discussions about points of contention relative to the work done by the Parks Advisory Committee, but the Committee has been reorganized and those issues have been addressed. Councilmember Maughan stated that he is hesitant to go down the same path of what caused the contention in the past. Councilmember Bolduc stated that the City has a Parks Advisory Committee for a reason; they are assigned to vet specific projects, sift through information, and make recommendations to the Council. Otherwise, the Council would end up doing all the work. Councilmember Maughan stated that the Committee could be used to explore fundraising opportunities for parks projects. He then addressed Councilmember Bingham's comments about two Councilmembers being on the Committee; that is more concerning to him because it gives the Parks Advisory Committee the belief that any recommendations they will make already have the support of those two Councilmembers and they only need to get one more vote from the Council.

Councilmember Bolduc asked Mayor Gailey what he is recommending tonight. Mayor Gailey stated that this was not intended to be a discussion of whether the City should have a Parks Advisory Committee; that decision has been made and the question is whether the Committee should be used. He stated he feels a majority of the Council would like to use the Committee and he asked staff to work with the Committee members to schedule meetings to get their opinions on the BMX request and other parks related projects in the City.

Discuss Communities That Care (CTC) Illumination event.

A staff memo from the Parks and Recreation Director explained Kurtis Fredericks, an associate with the Communities That Care (CTC) organization, has requested to be on the agenda to discuss possible locations for the illumination event over Labor Day Weekend.

Councilmember Bolduc provided background information about the Illumination event and invited Mr. Fredericks to address the Council regarding the CTC's request of the City.

Mr. Fredericks used the aid of a PowerPoint presentation to provide high level information regarding the organization of the CTC and last year's Illumination event, which was limited to very small gathering groups or virtual offerings. This year, CTC is hopeful it will be possible to host a larger community event and they are looking to hold it August 30 through September 1. The event will culminate with a firework show and CTC would like for that to take place at Founder's Park. CTC is seeking approval from the City for use of that space and he provided a rendering to illustrate where fireworks will be set off, the location of food trucks and other vendors, and public gathering space. The Council discussed this request with Parks and Recreation Director Robinson, focusing on the impact that using the space will have on park and recreation programming. Mr., Fredericks stated that the fireworks will be placed on top of a wood surface to protect the grass from damage; additionally, the fireworks are consumer shells and the powder content is not nearly as powerful as a commercial shell. If a shell does go off on the ground, it will not damage the grass, but he will place the fireworks on plywood sheets. Ms. Robinson stated she is not opposed to the use of the space but noted she would like for CTC to commit to clean the park after the event. Mr. Fredericks stated CTC is committed to performing that cleanup.

Councilmember Bingham stated she thinks it is a great idea to have the event at Founder's Park rather than a high school in the community; the Park is a central location that should be considered a 'friendly space' for kids from any school in the community and surrounding areas. The rest of the Council agreed and thanked Mr. Fredericks and CTC for hosting this event and focusing on helping local youth.

Visit with Davis County Commissioner Elliott

An administrative staff memo explained the Davis County Commission's Office has requested time on the agenda for Commissioner Elliott to address the Mayor, Council, and residents in attendance to provide information about current projects underway in the County to and to engage in open dialogue about any issue City representatives wish to discuss. The memo included a list of assignments currently held by Commissioner Elliott, as well as an information article written by Commissioner Elliott regarding the Davis County Memorial Courthouse renovation project.

Commissioner Elliott thanked the Council for this time, and he engaged in general discussion with the Council regarding projects and legislative issues of mutual concern. This included animal control regulations, tourism efforts on Antelope Island/Syracuse, any potential future unfunded mandate, changes in leadership at the County Jail and resulting adjustments in the physical jail space,

Presentation from Comcast re: service provision in Syracuse City.

There was no Comcast representative present to provide the presentation.

Consider options for replacement of wall on 2200 West in Canterbury Corners subdivision.

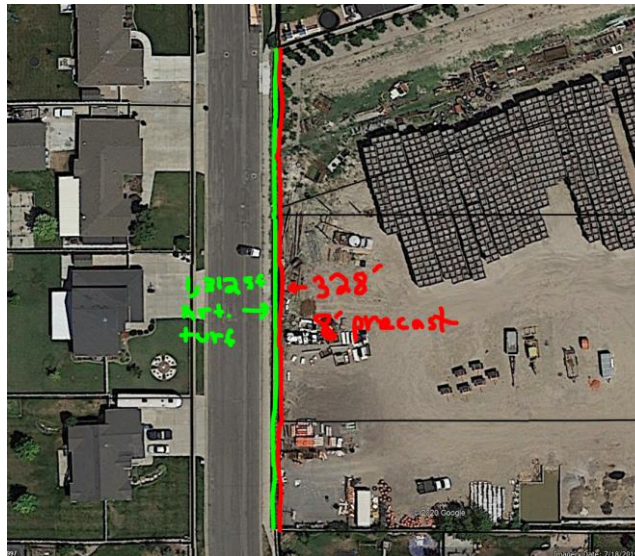
A staff memo from the City Manager explained the block wall on 2200 West just west of SCI and Utah Onion was constructed by the builder of Canterbury Corners Subdivision as a condition of approval required by the City. Both Utah Onion and SCI were in existence at their locations prior to the subdivision. The wall was constructed in City right-of-way, and the plans to do not assign it to an HOA or any ownership associated with the subdivision. It has been determined that the wall is a city structure within our right of way. A survey was done on the existing chain-link/razor wire fence owned by SCI and it was determined that much of their fence is situated inside the City's right of way for 2200 West. As part of the recent Utah Onion expansion project, they were required to add two feet to the height of the wall along their 2200 W frontage as required by the City's updated buffer ordinance. The memo cited current issues:

- The wall has become an eyesore for the neighborhood, and a safety concern. A recent inspection by the City determined that the structural integrity of the wall is questionable and may present a safety hazard to pedestrians and the traveling public along 2200 West.
- In order to rectify the situation, it has been determined that a total replacement of the wall is the practical solution available.

- Utah Orion has complied with their obligations by making recent height improvements to the wall along their frontage. Any efforts by Utah Orion to help out with the wall would only be voluntary.
- Since much of SCI's fence is on City right of way, they are obligated to move their fence. We have talked with SCI and they are willing to move their fence and possibly assist with minor installation of gravel or stone if needed in the project. They have also indicated that if we put in an 8-ft fence, they will remove the chain link/razor wire fence completely because of the added security from an 8-ft tall fence.



The memo explained staff has done some preliminary cost estimates to see what it would take to replace the wall, and install artificial turf along the parking strip:



Replacement with 8-ft Precast Concrete Wall

Estimate:

- Remove existing wall, footing, fencing, rock & shrubs = \$20,000
 - Artificial grass \$15/SF * 330LF * 6' Wide = \$29,700 (If we did a 6" minus cobble rock or concrete we could get this down to \$6-\$7/SF=\$13,860)
 - 8' Precast Concrete Wall with anti-graffiti coating \$190 * 330LF = \$62,700
- TOTAL: \$96,560 - \$112,400**



Replacement with 8-ft Simtek Fencing

Estimate:

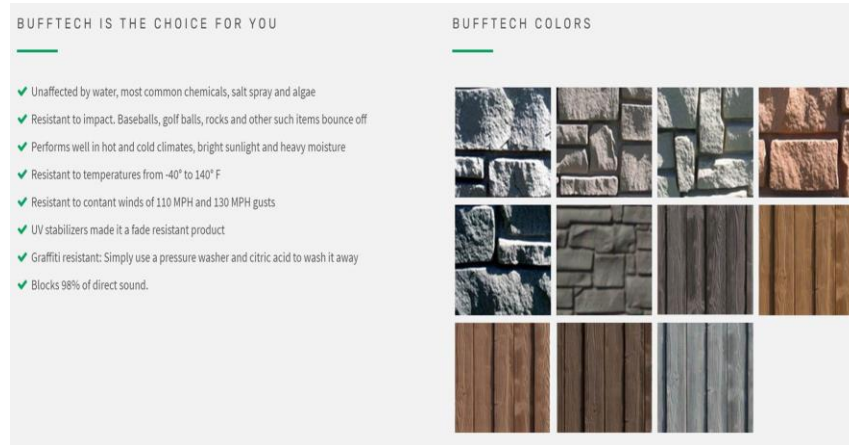
- Remove existing wall, footing, fencing, rock & shrubs = \$20,000
- Artificial grass \$15/SF * 330LF * 6' Wide = \$29,700 (If we did a 6" minus cobble rock or concrete we could get this down to \$6-\$7/SF=\$13,860)
- 8' Simtek fencing \$1150 * 330LF = \$37,950

TOTAL: \$71,810 - \$87,650

Example:

<https://www.fenceanddeckutah.com/fences/simtek/#gallery>





The memo offered comparison of the options that are presented:

- Artificial Turf vs Stone: Natural turf was not a proposed option due to lack of irrigation in the parking strip. Artificial turf provides a low maintenance option but eventually will need to be replaced. 6” stone is also lower maintenance, other than routine weed spraying. Staff has concerns about stones being thrown at the wall or into the road. Concrete would also be an option at about the same price as stone.
- Concrete Wall vs Simtek Wall: Concrete wall is extremely durable and will likely never need to be replaced. It is subject to chipping, however, if rocks or other hard objects are thrown at it. Simtek walls are more durable than vinyl fencing but eventually need to be replaced. The website claims that baseballs, golf balls, rocks and other hard objects bounce off. It has a 25-year warranty of defects and a 10-year color fade warranty.

Since this was not a planned project for the City, we would be looking at allocating one-time funds from savings of the current (FY21) year’s budget in the Capital Fund. We would want to ensure that this money is available toward the end of the fiscal year, and allocate it for the project to be completed in late FY21 or early FY22. The goals of tonight’s discussion are to review proposed concepts to replace the 2200 West wall and give direction to the Administration on which option to pursue.

Mr. Bovero reviewed his staff memo and facilitated discussion among the Council regarding the manner in which they would like to proceed in addressing this matter. The Council ultimately concluded to support the product that is most durable, but wondered if a request for proposal (RFP) could be written in a way to invite bidders to provide a proposal for durable fencing products that could be used in this setting.

Planning item: Continued discussion of application for General Plan Map amendment, old R.C. Willey Site, located at approximately 1693 W. 2700 S., Commercial/Low Density Residential to Medium Density Residential

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

Location:	1693 W. 2700 S.
Current General Plan:	Commercial, Low Density Residential, Medium Density Residential
Desired General Plan:	Medium Density Residential
Current Zoning:	R-a, G.C., A-1
Acreage:	Approx. 25 acres
Site Acreage:	General Plan is 7.5-acre medium density, 8.05 commercial, 9.45 acres low density.
Breakdown:	Proposed is 9.4 acres medium density, zero commercial, and 15.6 acres low

density.

The applicant Psion Homes is requesting approval to amend the General Plan Map. This is in preparation to build a proposed townhome and single-family PRD development. A concept plan is required to be provided simultaneously with the application. The developer has worked with all of the landowners to create one cohesive design. One item of attention is that the plan's open space came up a little short of the required 20% so the developer is requesting to pay the in-lieu fee that would be used for improvements to the nearby Jensen Nature Park and Emmigrant trail. Even with the fee, there are multiple amenities provided on site. More details on architecture and site plan would be provided in the future should the applicant be allowed to continue on with the rezone/preliminary plat process. Please review the attached concept plan, staff reviews, and application to decide if the item is harmonious with the general plan and land use ordinances for PRD developments. City Council reviewed the project on January 26 and tabled it after asking the applicant to reduce density and expressing concerns about the townhome use on the site in general. Since the last meeting, the applicant has revised the plans to reduce density and add open space. They removed eight townhomes but added two single family units, with a net loss of six units. They also added about 3,000 sf of common space.

CED Director Steele reviewed the staff memo and presented the applicant's conceptual plan for the project to illustrate the adjustments that have been made since the Council's last review of the project.

Council discussion of the project centered on the inclusion of a private drive and whether that could be converted to a public street; and the overall density of the project and buffering between existing development in the area. The Council expressed their appreciation for the adjustments that have been made to the plan since their last review of the application, but indicated they would like for the applicant to provide a traffic study that analyzes the potential adjustments in traffic counts on Gordon Drive, Bluff Road, and other surrounding roads as a result of the project.

Planning item: Continued discussion of potential Redevelopment Agency (RDA) incentive option for a proposed office/retail/storage facility project.

A staff memo from the Community and Economic Development (CED) Department explained an office/storage/warehouse/retail development is proposed to be built surrounding the Pizza Factory. In preparation for the development, the landowner is requesting that the RDA Board assist him in infrastructure improvements that would serve the future development and also make travel between commercial projects more convenient and safe. The improvements would also alleviate some pressure off the busy intersection of Bluff Ridge Drive and Antelope Drive. It may also assist in expediting the construction of the buildings and freeing up moneys that could be used to make the facades more attractive. The funds would be used to build the drive isles prior to the buildings. The drive isles are needed to ensure cross access between projects and also create a network of options for motorists attempting to turn left on Antelope from Bluff Ridge Drive. The funds would be used to install the needed sewer, storm drain, culinary waterlines, and pave the driveways needed to get the project rolling. The total requested for the entire project is \$512,897. This incentive is different than most as it is requesting money up front rather than tax rebate. As the 750 West RDA is more established than others, there are sufficient funds available should it be desirable to the RDA Board. The approximate breakdown of the project square footages are: Retail - 5,000, Flex Office/Warehouse - 20,000 square feet, Storage Units - 23,000 square feet. It is not common practice to offer tax increment funds to a project of this scale and use type, however, the immediate benefits of improved traffic safety and circulation could be enjoyed by the surrounding residents. The improvements may alleviate concerns expressed by them recently in conjunction with the proposed 'Brigg's' mixed use project. If the incentive is desired, staff recommends making the funds contingent upon the developer granting public access across the properties both to the east and to the west legalizing the improved traffic circulation described above. Also, staff recommends putting a required time limit to when the improvements will be made and a time limitation on when the project's buildings are required to be built. After the building is built, there may be additional opportunities to incentivize specific employers to locate into the building. The item was discussed on September 22, 2020 where it was tabled for more accurate bid and plans. The developer has since provided revised plans and bid. City Council reviewed the item on January 26, 2021 and tabled the item again because they requested three bids to be provided. The bids came in and are attached: Consolidated Paving and Concrete \$624,802.75, Slippery Rock \$626,109.10, Wasatch Sand and Gravel \$512,897.40. The memo concluded the goal of the discussion is to decide if what has been described is the preferred incentive structure. If yes, the item could be acted on during a future RDA board meeting.

CED Director Steele reviewed the staff memo and the conceptual plan provided by the applicant; he focused on the additional information provided by the applicant since the January 26 meeting. The applicant secured three bids for the certain improvements to be made on the subject property. The Council discussed the timing or phasing of the project,

ultimately concluding to support the project via an RDA incentive as they feel the project will serve a need and improve property that is located within the RDA area. Mayor Gailey instructed staff to advertise a special RDA business meeting to allow for action on the application.

Planning item: Final Plat, Still Water Phase 10, located at approximately 2000 W. Parkview Drive.

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

Location:	2000 W. Parkview Drive
Current General Plan:	Medium Density Residential
Current Zoning:	Residential Planned Community (RPC)
Acreage:	6.8 Acres
Number of Lots:	25

The applicant is requesting approval of a residential subdivision plat called Still Water Phase 10. This phase is relatively small in comparison to previous phases in the same subdivision and is composed of moderate to large single-family lots. All dwellings will be required to comply with the Still Water Development Agreement and RPC Zoning Ordinance. All staff comments have been addressed and the proposed plat meets the requirements in the City Code. The memo concluded the Planning Commission reviewed the item on February 2, 2021 and is forwarding a recommendation for approval.

CED Director Steele reviewed the staff memo. The Council offered their support for the application and indicated they are comfortable acting at the March 9, 2021 meeting.

Planning item: Final Plat, Still Water Phase 11, located at approximately 2000 W. Parkview Drive.

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

Location:	2000 W. Parkview Drive
Current General Plan:	Medium Density Residential
Current Zoning:	Residential Planned Community (RPC)
Acreage:	7.45 Acres
Number of Lots:	32

The applicant is requesting approval of a residential subdivision plat called Still Water Phase 11. This is the final phase in the Still Water subdivision and is composed of moderate to large single-family lots with six of the smallest lot sizes. All dwellings will be required to comply with the Still Water Development Agreement and RPC Zoning Ordinance. All staff comments have been addressed and the proposed plat meets the requirements in the City Code. The memo concluded the Planning Commission reviewed the item on February 2, 2021 and is forwarding a recommendation for approval.

CED Director Steele reviewed the staff memo. The Council offered their support for the application and indicated they are comfortable acting at the March 9, 2021 meeting.

Planning item: Continued discuss of proposed text amendment relating to the preliminary and final plat approval process.

A staff memo from the Community and Economic Development (CED) Department explained that currently Preliminary and Final plats are seen before the Planning Commission and City Council. However, plat approvals are purely administrative, and relate exclusively to the code in existence at the time of the application. There is no legislative deference given to such decisions. The Council requested that staff move preliminary and final plat approvals back to the Planning Commission in order to keep the Council's attention focused upon legislative matters. Please find attached the existing ordinance with proposed revisions to accomplish this goal. Ordinances chapters to be revised include: 8.25 Preliminary Subdivision Review, 8.30 Final Subdivision Review, 10.20.140 Land Use Decisions and Appeal Process. Planning Commission reviewed the item on December 15th and is forwarding a recommendation for approval. As discussed at the previous business meeting, clarifying amendments were in order to preserve the Council's land use authority designation for PRC and PRD preliminary plats, which are approved simultaneously with a concurrent zoning application. Those amendments are included in this iteration. The memo concluded the goals of this discussion are to review the proposed changes and place the item on a future business meeting agenda for consideration.

CED Director Steele reviewed the staff memo and identified the slight adjustments that have been made responsive to feedback provided by the Council during their last review of the item. The Council offered their support for moving this item to the consent calendar of the next business meeting agenda.

Discuss policy regarding youth travel/overnight outings

A staff memo from the City Attorney explained last October, the Council considered a couple of policy decisions related to youth sports programs with post-season traveling to remote destinations. While some decisions were made on that issue, the broader issue of youth overnight trips was not fully addressed. This draft policy attempts to set an adopted policy of Syracuse City that helps ensure youth participant's protection and safety while on an overnight trip associated with City program. Below is general outline of the draft policy:

- Rules:
 - One volunteer is designated as the Head Volunteer. This person makes the decisions on rule violations, safety concerns, etc.
 - If a parent/guardian is accompanying a participant, the parent/guardian is solely responsible for the youth participant.
 - A minimum one volunteer/chaperone per five youth participant ratio is required.
- Youth Protection:
 - Background checks on volunteers/chaperones are required prior to the event.
 - A volunteer/chaperone is not allowed to be alone with a youth participant at any time, unless already a member of the same household.
 - Youth participants are not to be left alone, either in lodging or for pick up or drop off of an outing.
- Specific Rules Related to Lodging:
 - Several rules are outlined that protect youth participants from vulnerable or dangerous situations.
- Curfew & Behavioral Rules:
 - Reasonable rules specific to each outing shall be established prior to the event.
 - Rule violations will result in notification of parents, and possibly a requirement for the parent to retrieve the youth participant.
 - Final determination of rule violations and enforcement are determined by the Parks & Recreation Director.
- Costs:
 - Costs associated with the event need to be provided to participant in advance.
 - Unless otherwise arranged by the City, all costs are the responsibility of the activity participants.
- Transportation:
 - Drivers are required to be qualified and carry proper insurance
 - The City's policies governing its own employee's eligibility to drive vehicles applies to those driving on outings.
 - Seatbelt use is mandatory and non-negotiable.
- Event Safety:
 - City policies related to safety apply to all events, even if the event's rules are more relaxed than ours.
 - Participant safety is prioritized over a desire to participate or win.

The memo concluded the goal of this discussion are to review, amend, and consider adoption of the proposed policy; and either place on another work session agenda for further review, or place it on the business meeting for business, if adoption of the policy is desired.

City Attorney Roberts reviewed the staff memo and facilitated a discussion among the Council regarding the implications of the proposed policy. There was a focus on the ratio of chaperones to youth participants; allowing an adult to be in a hotel room with a youth that is not from their family; mixed gender sleeping arrangements; and whether a youth participant who is 18 years of age is subject to the prohibition. Mayor Gailey suggested that Mr. Roberts utilize the feedback provided by the Council to further adjust the document and bring it back to the Council at a future work session for continued review.

Discuss proposed contract for election services with Davis County

Clerk’s Office.

A staff memo from the City Recorder explained work is underway between the City Recorder’s Office and the Davis County Clerk/Auditor’s Office to prepare for the 2021 Municipal Election. For the Council’s consideration is an agreement between Syracuse City and Davis County that specifies the services that will be provided by the County and the duties that will be handled by the City Recorder. Davis County has asked that the contract be acted upon by the end of March in order for them to proceed with planning for the number of cities they will be assisting. Administration is seeking authorization to place an action item on the March 9 agenda for approval of the agreement. Though the election format may be influenced by legislation currently being considered by the State Legislature, the City and County plan to jointly administer a By-Mail Election. The County will provide a by mail ballot to all active registered voters and will also tabulate all ballots that are returned. Voters will have the option of dropping their ballot at City Hall or other drop boxes located throughout the County rather than paying return postage. Additionally, one polling location will be provided for in-person voting on Election Day.

Ms. Brown reviewed her staff memo. The Council indicated they are comfortable moving action on the proposed agreement to the consent calendar of the next business meeting agenda.

Discuss proposed amendment to agreement with Clearfield City regarding grant matching funds for 500 West project.

A staff memo from the Public Works Director explained that due to residential development adjacent to the Public Works Shop and a concern for security of the city’s equipment, an 8’ high concrete wall was proposed and approved in this year’s budget. The purpose is to reduce visual and noise nuisance from the Public Works Shop to the new residential development along with increasing security. This will ensure the city maintains compliance with 10.30.080 Buffer Yards, which requires an 8-foot-tall pre-cast concrete privacy between residential and industrial uses. This subject was discussed in work session August 27, 2019 and at the Council retreat April 17, 2020. It was also presented in council retreat on January 8, 2021. The existing chain link fence on the east side of the public works property will remain as is without a concrete wall, because at this point there is no development plans along that border. The construction will begin immediately if approved and be complete by summer 2021. Bids were opened on January 5, 2021. There were 5 plan holders and one bid was received. The bidder was Wasatch West Contracting with a total bid amount of \$198,166.00. This bid only includes the cost of the installation of the concrete fence. The storm drain outfall and the culinary main loop has already been done at the developers cost. The sign, lighting, landscape, RV dump, and water fill station will be done separate from this bid. Additional money may be needed to complete these items.

Fund	Scope	Currently Budgeted
Facility Maintenance	Sign, Lighting, Landscape	\$ 30,000
Sewer	RV Dump, Fence	\$ 75,000
Storm Drain	Outfall, Fence	\$ 30,000
Culinary Water	Water fill station, Loop main, Fence	\$ 35,000
Class C	Fence	\$ 25,000
Secondary Water	Fence	\$ 25,000
Total Budget		\$ 220,000

There are a couple of items that will reduce the overall cost. Woodside Homes had planned to install a 6-foot tall vinyl fence along the border of their subdivision. They are willing to pay the city the amount that would have been spent on the fence. Wasatch West was willing to reduce some of the costs if the city would provide the labor related to traffic control, survey, and site cleanup.

Woodside Homes	payment in lieu of vinyl fence	\$ 9,200
Wasatch West	reduction in lieu of city labor	\$ 9,800
Reimbursement/reduction		\$ 19,000

To complete the remaining items, approximately \$54,000 additional is estimated. This could be covered by cost savings from other projects and can be reconciled in the next budget opening.

Mr. Whiteley reviewed his staff memo. The Council engaged in discussion with Mr. Whiteley in an effort to understand the reason for the inflated project price that has resulted in the need for this agreement amendment. They

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ultimately concluded it is important to honor the original agreement made with Clearfield City and concluded to increase the budget amount as requested. Mayor Gailey stated an action item can be added to the next business meeting for the Council to act on the amendment.

Discussion of future agenda items/Council announcements.

The Council discussed and reported on upcoming community events and issues that have been raised in the community via social media outlets or electronic communication methods.

Mayor Gailey offered City Manager Bovero the opportunity to report to the Council. He facilitated a brief discussion among the Council regarding the City's role in design elements of the West Davis Corridor project and budgeting/staffing issues in the Police Department.

The meeting adjourned at 8:49 p.m.

Mike Gailey
Mayor

Cassie Z. Brown, MMC
City Recorder

Date approved: March 9, 2021