

Minutes of the Work Session meeting of the Syracuse City Council held on August 14, 2012, at 5:30 p.m., in the Council Work Session Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Brian Duncan
Craig A. Johnson
Karianne Lisonbee
Douglas Peterson
Larry D. Shingleton

Mayor Jamie Nagle
City Manager Robert Rice
City Recorder Cassie Z. Brown

City Employees Present:

City Attorney Will Carlson
Finance Director Steve Marshall
Community Development Director Michael Eggett
Parks and Recreation Director Kresta Robinson
Public Works Director Robert Whiteley
Fire Chief Eric Froerer
Police Chief Brian Wallace

The purpose of the Work Session was for the Governing Body to hear a request to be on the agenda form a local farmers' group regarding West Davis Corridor; have a discussion regarding creation of a volunteer board; have a discussion regarding RDA agenda items two and three; review agenda items seven, eight, nine, and ten on the Council business meeting agenda; and discuss Council Business.

Discussion regarding creation of volunteer board.

[5:33:39 PM](#)

A staff memo explained that following a recent Council meeting, two Councilmembers asked that an item be added to a future work session agenda to provide the Council with an opportunity to discuss the potential creation of a volunteer board. This discussion can be led by the Council and staff will be happy to answer questions if necessary.

[5:33:47 PM](#)

Councilmember Shingleton led the discussion of the Council.

Discussion regarding RDA Agenda Item 2, Potential Amendment of RDA Budget for Fiscal Year 2012-2013.

[5:39:16 PM](#)

A staff memo from Finance Director Marshall explained that Ed Gertge, owner of Syracuse City Fun Center, is considering expanding the Syracuse City Fun Center site. As part of this expansion, he is looking at adding a pool, go-carts, and other attractions. He is requesting that the Redevelopment Agency (RDA) help with this expansion. The Council packet included a PowerPoint presentation that included a more detailed analysis.

[5:43:08 PM](#)

Mr. Gertge approached the Council and made a brief presentation.

[5:46:39 PM](#)

Council discussion regarding the item began.

[6:03:16 PM](#)

The time allotted for this item expired and Mayor Nagle noted discussion can continue during the business meeting.

Request to be on the agenda: local farmers' group to discuss West Davis Corridor.

[6:03:31 PM](#)

Dorathy Law approached the Council and stated she is representing a group of local farmers that live in the area around the potential West Davis Corridor route. She then provided a brief presentation to the Council.

[6:04:51 PM](#)

Council discussion regarding the item began.

[6:06:53 PM](#)

Kurt Rowley, a resident living in Bridgeway Island, added his input to the presentation.

[6:12:10 PM](#)

Charlie Black, local farmer, added his input to the presentation.

Discussion regarding RDA Agenda Item 3, draft Syracuse State Road 193 Economic Development Project Area Plan.

[6:14:14 PM](#)

A staff memo from the Finance Director explained the proposed State Road 193 Economic Development Area is the area defined below and includes the blue, yellow, and orange area on the map. A complete legal description of the SR-193 project area can be found on Exhibit B of the proposed resolution RDA12-04. In order for this area to qualify as an EDA it must bring new, higher paying jobs to the area that are at least 25% above the median salary for the Davis County. The important note is that it would create new jobs in the area and not shift jobs from another location. The estimate is between 500-600 new jobs to the area. A Taxing Entity Committee (TEC) comprised of individuals from various taxing entities met to discuss the proposed SR-193 Economic Development Area, the project area plan, and the proposed budget. Each individual was appointed by their various taxing entity to represent their interests in the project area. Those individuals on the TEC were as follows:

- John Davis – Weber Basin Water
- John Carter – Davis School District
- Peter Cannon – Davis School District
- Steve Rawlings – Davis County
- Kent Sulser – Davis County
- Kathy Dudley - State School Board
- Jamie Nagle - Syracuse City
- Karianne Lisonbee – Syracuse City

At this current time, the TEC Committee only discussed the blue area east of the power corridor representing approximately 79 acres. All discussion below only relates to that area in blue. The property currently does not generate any property tax revenue for the various taxing entities. The budget proposal requests that 80% of the tax increment be kept in the EDA project area for 15 years while 20% is distributed to the taxing entities. The money collected in the EDA would be used to reimburse developers, Weber Basin Water, and Syracuse City for infrastructure improvements made to the area. A portion of the money would also be used for tenant outreach to attract high end industrial companies to relocate to the area. After the 15 years, all the tax increment would be returned to the taxing entities. The TEC committee members voted 8-0 approving the project area plan and related budget proposal. The next step in the process is to have the RDA board pass a resolution adopting the SR-193 EDA Project area. Staff recommendation is to approve the proposed resolution RDA12-04 establishing the SR-193 EDA project area.

[6:14:29 PM](#)

Mr. Marshall reviewed his staff memo.

[6:16:12 PM](#)

Council discussion regarding the item commenced. Suzie Becker, Vice President of Zion's Bank Public Finance, answered questions asked throughout the discussion.

[6:37:12 PM](#)

The time allotted for this agenda item expired and Mayor Nagle stated that discussion can continue during the business meeting. Brief Council discussion continued.

Review of agenda item 7, request for Final Subdivision Approval, Wasatch Villas Subdivision Phases 7 and 8, located at approximately 500 W. 3150 S.

[6:39:36 PM](#)

A staff memo from the Community Development Department explained the Planning Commission held a public hearing on July 3, 2012 for Final Plan approval of these final two phases of Wasatch Villas Subdivision, and was approved on July 17, 2012. The Planning Commission held the public hearing with Final Plan to assure that the public had adequate

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notice and opportunity to comment on these phases, as they may not have been able to do so when the original sketch plan was approved for all the phases at the beginning of the development process with phase 1. All items noted in staff report have been addressed by the Planning Commission.

On July 17, 2012, the Syracuse City Planning Commission recommended that the Syracuse City Council approve the Wasatch Villas Subdivision, Phase 7 and 8 Final Plans, subject to all requirements of the Syracuse City Code and the staff reviews dated July 12 & 13, 2012.

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Community Development Director Eggett reviewed the staff memo.

[6:40:54 PM](#)

Council discussion regarding the item began.

Review of agenda item 8, request for Final Subdivision Approval, Sunset Park Villas Subdivision Phase B, located at approximately 1840 S. 910 W.

[6:42:25 PM](#)

A staff memo from the Community Development Department explained this Subdivision was originally approved in 2008, but there may have been a miscommunication from previous planning staff directing the applicant to not record the plat until such time that the developer was ready to begin construction. Thus due to the previous approvals and the Development agreement which is in effect for 8 years, this approval is a renewal of the previous final plat approval.

On August 7, 2012, the Syracuse City Planning Commission recommended that the Syracuse City Council approve the Sunset Park Villas Subdivision, Phase B, Final Plans subject to meeting all requirements of the City's Municipal Codes as well as City staff reviews dated July 21, July 26, 2012 and August 2, 2012.

[6:42:30 PM](#)

Mr. Eggett reviewed the staff memo. There was input from Public Works Director Whiteley and City Attorney Carlson.

Review of agenda item 9, request for Final Subdivision Approval, Ninigret North 1 Subdivision, located at approximately 1100 W. 450 S.

[6:43:52 PM](#)

A staff memo from the Community Development Department explained that after several meetings with the Planning Commission a Public Hearing was held on July 17, 2012 for the Sketch Plat which was approved unanimously. The Planning Commission also had the item on the agenda for Preliminary Plat on July 17, 2012, which was also unanimously approved after discussing issues relating to traffic, secondary water, and the public utility easement in Clearfield City which is on the South side of this property.

On July 17, 2012, the Syracuse City Planning Commission held a public hearing regarding the proposed Ninigret North I Subdivision Sketch Plan, in which comments were received. On July 31, 2012, the Syracuse City Planning Commission recommended that the Syracuse City Council approve the Ninigret North I Subdivision Final Plans. Commissioner TJ Jensen included in the motion that he would like to see an additional 2 to 3 feet of additional shoulder on the West side of 1000 West between 450 S and 200 S. The purpose would be to allow cars on the shoulder to be out of the lane of travel. The Planning Commission directed Public Works to work with the developer and UDOT to see if additional width could be added to the shoulder, by moving the curb and sidewalk to the West.

The Syracuse City Planning Commission and CED Staff hereby recommend that the City Council approve the final plans for the Ninigret North I Subdivision, located at approximately 1100 West 450 South, subject to meeting all requirements of the City's Municipal Codes, City staff reviews dated July 23 and July 26, 2012, and with the understanding that the Ninigret Group will work with the City, per direction provided to them by the Planning Commission during Final Plans review.

[6:44:10 PM](#)

Mr. Eggett reviewed the staff memo.

[6:45:21 PM](#)

Council discussion regarding the item began.

Review of agenda item 10, request for General Plan Amendment/Rezone for property located at approximately 2400 W. 2900 S.

[6:48:17 PM](#)

A staff memo from the Community Development Department explained that on July 17, 2012 the Planning Commission held a public hearing on the requested General Plan Map and Zoning Map amendment for this applicant. No comments were received at the public hearing. The Planning Commission recommended approval of the proposed changes to the City Council.

The Syracuse City Planning Commission and CED Staff hereby recommend that the Mayor and City Council approval of the General Plan Amendment and Rezone application for the Clint Sherman property located at approximately 2400 West 2900 South, to change the use of the property from an R-1 to an R-2 zone and reflect it as such on the General Plan map and current zoning map, subject meeting to all requirements of the City's Municipal Codes.

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Mr. Eggett reviewed the staff memo.

[6:49:20 PM](#)

Council discussion regarding the item began.

The meeting adjourned at [6:52:58 PM](#) p.m.

Jamie Nagle
Mayor

Cassie Z. Brown, CMC
City Recorder

Date approved: March 26, 2013