

Minutes of the Work Session meeting of the Syracuse City Council held on December 10, 2013, at 6:00 p.m., in the Council Work Session Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Brian Duncan
Craig A. Johnson (arrived at 6:05 p.m.)
Karianne Lisonbee (arrived at 6:26 p.m.)
Douglas Peterson
Larry D. Shingleton

Mayor Jamie Nagle
Acting City Manager/Finance Director Steve Marshall
City Recorder Cassie Z. Brown

City Employees Present:
Public Works Director Robert Whiteley
City Attorney Clint Drake
Fire Chief Eric Froerer
Police Chief Garrett Atkin
Community Development Director Sherrie Christensen

The purpose of the Work Session was to review the agenda for the business meeting to begin at 7:00 p.m., hear the Annual Audit Report, review agenda item seven on the business meeting, and receive a capital projects report/status update, and discuss Council business.

[6:02:14 PM](#)

Agenda review

Mayor Nagle noted she has received a request from the applicant for the Harvest Point Subdivision to move their agenda item earlier in the meeting in anticipation that there may be a lot of discussion regarding agenda item seven. She asked that the Council make a motion to amend the agenda accordingly.

[6:03:19 PM](#)

Annual Audit Report

A staff memo from Acting City Manager/Finance Director Marshall included a communication memo from Wood, Richards & Associates, which helps to explain the audit results for the FY2013 audit. The memo explained Ryan Child, Audit Manager from Wood, Richards & Associates, would be attending the meeting and will give a detailed presentation about this year's audit and will be able to answer any questions the Council may have.

The Council packet also included a copy of the Comprehensive Annual Financial Report (CAFR) for the fiscal year ended June 30, 2013. Mr. Marshall's memo explained the CAFR provides very good information on the financial position of the City. The City has been awarded the GFOA Certificate of Achievement for Excellence in Financial Reporting for the three previous years. Mr. Marshall has submitted this CAFR for the award again this year with the expectation that the City will be awarded that same recognition. A lot of hard work has gone into the preparation of this report and I want to thank all the departments for their collaborative efforts.

Mr. Marshall reviewed his staff memo, after which Mr. Childs provided an overview of the Audit Report.

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There were a few minor Council questions throughout the discussion.

[6:20:22 PM](#)

Review agenda item 7, Authorize Mayor Nagle to execute an agreement between Syracuse City and Con Wilcox for the annexation and development of land located at approximately 1200 South

and 4000 West.

A staff memo from Community Development Director Christensen and City Attorney Drake explained staff has been working with the annexation applicant, Con Wilcox, since the November 12, 2013 Council Meeting to develop a proposed concept plan for a PRD subdivision on the site. The applicant wishes to construct single family detached homes on the property to be annexed. The draft concept plan contains 18.585 Acres, 14.868 Net Acres upon which the density calculation is based. The proposed density is 6.66 dwellings per acre.

The draft concept plan contains 50% open space, without including any park strip area, will have 20% improved open space with amenities (to be determined, but likely some type of playground or other recreational amenity). The concept also incorporates the Trail system into the development and provides two connections to the trail on 1200 South and one connection to the north for the future connection to the Emigrant Trail.

The details on the concept plan will be addressed once the property is annexed and a formal PRD application has been filed. At that time the Planning Commission and staff will address issues related to the architectural style of the homes, use and maintenance of the open space and trail, street cross sections, landscaping, including street trees, along with additional requirements of the PRD zone.

The PRD Zone would allow for a density up to 8 dwelling units per acre for this property (119 dwellings). The applicant is proposing a density of 6.66 dwellings per acre (99 dwellings).

At this time staff is requesting approval from the Council to on the proposed annexation agreement detailing the terms of the annexation in relationship to the PRD zone and the density which will be allowed and with the attached proposed concept plan and Annexation Ordinance. It should be noted that the concept plan is a draft and will be further refined through the development review process and may change slightly as engineering reviews the infrastructure design and layout, or open space connectivity is adjusted. The zoning, density, and draft concept with single family detached dwellings will be requirements of the annexation agreement.

Ms. Christensen reviewed the staff memo.

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Council discussion regarding the item began.

[6:45:06 PM](#)

Annexation Applicant Con Wilcox addressed the City Council and responded to questions and concerns raised during their discussion.

Capital Projects report/status update

There was not sufficient time for the City Council to hear this agenda item.

Council business

There was not sufficient time for the City Council to discuss Council business.

The meeting adjourned at 7:00 p.m.

Jamie Nagle
Mayor

Cassie Z. Brown, CMC
City Recorder

Date approved: January 14, 2014