

Minutes of the regular meeting of the Syracuse City Council held on June 13, 2023, at 6:00 p.m., held in a hybrid in-person/electronic format via Zoom, meeting ID 876 9305 8410, in-person in the City Council Chambers at 1979 W. 1900 S., 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.

Present: Councilmembers: Lisa W. Bingham
Jennifer Carver
W. Seth Teague
Jordan Savage
Paul Watson

Mayor Dave Maughan
City Manager Brody Bovero
City Recorder Cassie Z. Brown

City Employees Present:

Administrative Services Director Stephen Marshall
City Attorney Brie Brass
Fire Chief Aaron Byington
Police Chief Garret Atkin
Parks and Recreation Director Kresta Robinson
Public Works Director Robert Whiteley
Community and Economic Development Director Noah Steele
Communications Specialist Kara Finley

1. Meeting Called to Order/Adopt Agenda

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

2. Public comment:

There was no public comment.

3. Approval of minutes.

The following minutes were reviewed by the City Council: April 25 Work Session and Special Meeting and May 9, 2023 Business Meeting.

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

4a. Proposed Resolution R23-18 approving an Interlocal Cooperation Agreement between Syracuse City and Davis County relating to the conduct of Community Development Block Grant (CDBG) program for federal fiscal years 2024, 2025, and 2026.

A staff memo from the City Manager explained Davis County qualifies for CDBG funding under the Urban County designation. As such all cities within the county are eligible to receive these grants through the county, rather than applying directly for funding. In Davis County, only Layton and Clearfield have their own entitlement status to receive funds directly. The county is currently in their re-certification process for 2024-2026 funding years. Syracuse City Council previously discuss this item at the February 28, 2023 work session and gave direction to the Administration to stay within the County program. The memo summarized the terms of the agreement as follows:

- Term: The term of the agreement is for FY2024-FY2026
- CDBG Funding: The City is participating in the County's allocation of funding, and therefore cannot seek other CDBG funding sources, except for a few minor exceptions outlined in the agreement.
- Federal Regulations: CDBG funds are sourced from the federal government, so the City agrees to comply with federal regulations that are tied to the grant funding.
- Amendment or Termination: The agreement may be amended or terminated only by a written instrument signed by both parties.

COUNCILMEMBER SAVAGE MADE A MOTION TO ADOPT RESOLUTION R23-18 APPROVING AN INTERLOCAL COOPERATION AGREEMENT BETWEEN SYRACUSE CITY AND DAVIS COUNTY RELATING TO THE CONDUCT OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM FOR FEDERAL FISCAL YEARS 2024, 2025, AND 2026. COUNCILMEMBER BINGHAM SECONDED THE MOTION; ALL VOTED AYE.

4b. Proposed Resolution R23-23 removing certain property from the Agricultural Protection Area north of 700 South between 1000 West and

2000 West containing 225.621 acres and R23- removing property from the area north of 700 South between 2100 West and 2800 West containing 183.411 acres.

A staff memo from the City Attorney explained an attorney for the Church of Jesus Christ of Latter-day Saints (the “Church”), has reached out to the City regarding the removal of more property owned by the Church from an agricultural protection area (“APA”). The property location is provided following the summation. An APA is a geographic area created under the authority of Title 17 Chapter 41, that is granted the specific legal protections associated with agricultural use contained within the chapter. There are two separate resolutions due to the separate parcels being requested removed from an APA created under two separate resolutions. See Resolution R00-09, and R00-10 attached. Just last month, the Church petitioned, and Council approved the removal of certain property from the APA created under R00-10, the Church is now requesting another area in the APA created in R00-10 be removed as well as an area in the APA created under R00-09. The reason the Church is requesting removal of these properties is similar as before, the Church and UDOT have been involved in a land exchange involving portions of the property located within the APA. UDOT has requested that the Church remove that portion slated to go to UDOT from the Agricultural Protection Area. Utah Code Ann. § 17-41-306(2)(a) states that an owner of land within an agricultural protection area may remove any or all of the land from the relevant protection area by filing a petition for removal with the applicable legislative body. Subsection (2)(a) states that the applicable legislative body shall grant the petition for removal of land from the relevant protection area and shall give constructive notice of the removal to all persons who have, may acquire, or may seek to acquire an interest in land in or adjacent to the agricultural protection area and the land removed from the area by filing a legal description of the revised boundaries of the relevant protection area with the county recorder of deeds and the affected planning commission.

COUNCILMEMBER SAVAGE MADE A MOTION TO ADOPT RESOLUTION R23-23 REMOVING CERTAIN PROPERTY FROM THE AGRICULTURAL PROTECTION AREA NORTH OF 700 SOUTH BETWEEN 1000 WEST AND 2000 WEST CONTAINING 225.621 ACRES AND R23- REMOVING PROPERTY FROM THE AREA NORTH OF 700 SOUTH BETWEEN 2100 WEST AND 2800 WEST CONTAINING 183.411 ACRES. COUNCILMEMBER BINGHAM SECONDED THE MOTION; ALL VOTED AYE.

4c. Proposed Resolution R23-19 appointing Neil Garner, Dallas Johnson, and James King to the Syracuse City Planning Commission.

An administrative staff memo referenced the proposed resolution to formalize the Mayor’s recommended appointments to the Planning Commission.

COUNCILMEMBER SAVAGE MADE A MOTION TO ADOPT RESOLUTION R23-19 APPOINTING NEIL GARNER, DALLAS JOHNSON, AND JAMES KING TO THE SYRACUSE CITY PLANNING COMMISSION. COUNCILMEMBER BINGHAM SECONDED THE MOTION; ALL VOTED AYE.

4d. Authorize Administration to renew contract with Connection Publishing for the Syracuse City Magazine.

An administrative staff memo explained that for over five years the City has utilized the services of Connection Publishing to produce the monthly Connection Magazine, which is the City’s primary print media for information to its citizens. The original term for that contract has expired and Connection Publishing is interested in a renewal. The significant changes to the contract are outlined below:

- **No initial start-up cost:** The original contract required an initial start-up fee to get the magazine established so advertisers could start buying into it. There is no start-up fee in the proposed renewal.
- **Change in per copy fee:** The current per copy fee is \$0.11/copy. The proposed fee is \$0.20/copy.
- **Magazine size limits:** The original contract included a 36 – 64-page size limit for each edition. The proposed size is 32-128 pages, determined by Connection Publishing based on the amount of content submitted and costs.
- **Advertisement space:** The original contract did not exceed 50% of the content in advertising. Connection publishing has agreed to essential the same standard, with some room for minor variation throughout the year. (see redlines in contract)
- **Contract term:** The original contract was for a term of 60 months. The current proposal is for 60 months with opt-out periods every 12 months.

The proposed per copy fee increase is described by Connection Publishing with the following explanation:

“Unfortunately, the unprecedented increases in costs that have been the result of the COVID-19 pandemic have impacted our business in a huge way. Our cost to print has gone up by nearly 70%. Our cost of postage has increased every year for the last five years with the largest increase happening just this month. Labor shortages have increased labor costs as I am sure you also know in your hiring challenges. Due to these extreme cost increases we are asking the city to increase their monthly contribution to \$.20 per household per month. This is up from \$.11. Our current going rate for this service is \$.30 on our most recent magazines but we are going to discount Syracuse’s contribution below that at \$.20. I realize that it won’t feel like a discount since it is an overall increase in your expense. Price

increases are never fun, and I know the city has had many increases over the last 2-3 years as we have but unfortunately due to those challenges, the increase is necessary for the future viability of the magazine. Please let me know if you have any questions about this or the contract.”

The memo concluded the action item before the Council is to determine whether to approve the contract renewal with Connection Publishing for the city’s Connection Magazine publishing contract.

COUNCILMEMBER SAVAGE MADE A MOTION TO AUTHORIZE ADMINISTRATION TO RENEW CONTRACT WITH CONNECTION PUBLISHING FOR THE SYRACUSE CITY MAGAZINE. COUNCILMEMBER BINGHAM SECONDED THE MOTION; ALL VOTED AYE.

5. Authorize execution of agreement for extension of water service outside the City limits in response to petition from Eric Goodell, 3849 W. 2700 S.

A staff memo from the Public Works Director and City Attorney explained Eric Goodell owns property at 3849 West 2700 South. This property is outside city limits. Syracuse Code 4.15.130 requires those outside city limits to petition the city council for water service. There is a well associated with this property. The well has a water right 31-3148 for 0.10 cubic feet per second flow. If the Council agrees to serve that property, the water right could be deeded to Syracuse City via change application to Division of Water Rights prior to getting an excavation permit. The property owner (Goodell) should pay a connection fee, impact fee, and for the complete installation from the connection at the water main to the point of delivery on his property including the water meter. The water meter must not be located on private property, but in public right-of-way not interfering with traffic. The city shall determine the location of the meter. All water pipe and appurtenances downstream of the meter will be owned and maintained by the property owner. All installation shall comply with city standards. An excavation permit is required to verify compliance through public works inspectors. Once complete, a utility application must be completed to create a utility account. The service must comply with Utah Administrative Rule 309-105-12 Cross Connection Control. Failure to do so will result in the water service being turned off and/or eliminated. All yard hydrants must have a vacuum breaker installed. Any water used for outdoor irrigation must comply with city ordinances. The memo concluded the action before the Council is to determine whether to approve the extension of water for this petition and if so, determine, what conditions must be included in the agreement for water services to be executed prior to water service. A proposed agreement has been provided to the Council.

COUNCILMEMBER SAVAGE MADE A MOTION TO AUTHORIZE EXECUTION OF AGREEMENT FOR EXTENSION OF WATER SERVICE OUTSIDE THE CITY LIMITS IN RESPONSE TO PETITION FROM ERIC GOODELL, 3849 W. 2700 S. COUNCILMEMBER TEAGUE SECONDED THE MOTION; ALL VOTED AYE.

6. Public Hearing: Proposed Ordinance 2023-13 ordinance 23-18 declaring the annexation of 1.944 acres of property located at 2761 S. 3000 W. into the City of Syracuse, Davis County, Utah, establishing zoning for the property, and authorizing the execution of an annexation agreement.

A staff memo from the City Recorder explained on April 10, 2023, Susan Bourgeois filed a petition for annexation of 1.944 acres of property at 2761 S. 3000 W. into Syracuse City. The annexation was deemed as accepted by the City Council on April 24, 2023 and has since been certified by the City Recorder pursuant to Title 10-2-403(2), (3), and (4) of the Utah Code Annotated. A notice of certification has been published and delivered to all affected entities; notices have also been mailed to each residence and property owner within one-half mile of Ms. Bourgeois’s property. The notices outlined the protest period, which expired June 1, 2023. No protests were filed, and a public hearing has been scheduled for tonight. The Planning Commission reviewed the annexation petition and has recommended the property be assigned the Agricultural (A-1) zoning designation, which was requested by the petitioner. The City Attorney has written an annexation agreement, which is included as an attachment to this memo. The agreement addresses the following:

- Piping of the ditch on the west side of 3000 West;
- Dedication of water shares;
- Connection to City utilities;
- Dedication of one-half of the right-of-way along 3000 West; and
- Installation of improvements along 3000 West.

Davis County has requested that the City also take ownership of 3000 West in front of the Bourgeois properties and other properties on the street; the City does already maintain the road and is not opposed to accepting ownership, but the County was not a party to the annexation petition and transferring the ownership of the road from the County to the City can be handled in a separate action, perhaps via a property deed transaction.

Mayor Maughan opened the public hearing at 6:06 p.m. There were no persons appearing to be heard and the public hearing was closed.

Councilmember Savage asked if the zoning recommendation is agricultural, A-1, to which Ms. Brown answered yes. Councilmember Bingham asked if the City has already been maintaining the frontage in front of the subject property, to which Mayor Maughan answered yes.

COUNCILMEMBER CARVER MADE A MOTION TO ADOPT ORDINANCE 2023-13 DECLARING THE ANNEXATION OF 1.944 ACRES OF PROPERTY LOCATED AT 2761 S. 3000 W. INTO THE CITY OF SYRACUSE, DAVIS COUNTY, UTAH, ESTABLISHING ZONING FOR THE PROPERTY, AND AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT. COUNCILMEMBER BINGHAM SECONDED THE MOTION; ALL VOTED AYE.

City Attorney Brass stated that the ordinance also references an annexation agreement that will be executed with the petitioner; however, some of the terms exceed the requirements of the City Code and she wanted to be sure that the Council has read through the terms and is comfortable with their implications. She referenced a requirement to pipe the ditch in front of the property or the installation of curb, gutter, and sidewalk, as an example that exceeds a City Code requirement. She noted these improvements would typically be triggered by development of a property and Ms. Bourgeois is not planning to develop her property at this time. Councilmembers Carver, Savage, and Teague indicated they have read the agreement and they are comfortable with the terms.

Ms. Bourgeois indicated that she is not willing to agree to pipe the ditch at this time. Ms. Brass indicated that the agreement indicates the improvements must be completed within 365 days. Mayor Maughan stated it is his understanding that such a project would be triggered by a larger project being completed by the City or as part of another development. Ms. Brass indicated the Mayor and Council can provide another direction and re-address the annexation agreement if they so choose. Councilmember Savage indicated that Section 5.1 of the agreement lists the improvements that Ms. Bourgeois must complete. Ms. Bourgeois stated that the pipe is on the east side of her property, not the west side as mentioned in the agreement. Councilmember Savage read the additional requirements listed in Section 5.1. Ms. Bourgeois stated that other property owners share the section of the ditch that is referenced in the agreement and indicated she should not be responsible to pay for all of the piping. This led to high level discussion of Ms. Bourgeois's understanding of the terms of the agreement, after which the Council discussed the option of reconsidering the motion to adopt the ordinance.

COUNCILMEMBER SAVAGE MADE A MOTION TO RECONSIDER ORDINANCE 2023-13 DECLARING THE ANNEXATION OF 1.944 ACRES OF PROPERTY LOCATED AT 2761 S. 3000 W. INTO THE CITY OF SYRACUSE, DAVIS COUNTY, UTAH, ESTABLISHING ZONING FOR THE PROPERTY, AND AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT. COUNCILMEMBER BINGHAM SECONDED THE MOTION; ALL VOTED AYE.

Mayor Maughan stated he believed that the improvements referenced in the annexation agreement would be triggered by development of the property. Councilmember Savage agreed and asked if there is typically a requirement for curb, gutter, and sidewalk to be installed on an agricultural property. Ms. Brass answered no, but one of the reasons that staff included those requirements in the agreement is that there is a level of uncertainty about the development potential of the property and that it may eventually be the City's responsibility to install the infrastructure improvements if there is no requirement for the property owner to do so. The Mayor and Council discussed the concept of requiring the improvements if/when the property develops. Ms. Bourgeois stated that would help to address her concern, but she asked if she will be required to install improvements for all three parcels of property she owns. Ms. Brass answered yes. Mayor Maughan noted that if the Council modifies the agreement, those requirements will only be triggered by development of the property or a change in use. He feels that the Council can still approve the ordinance and annexation agreement tonight if the agreement is adjusted to indicate that improvements will only be triggered by change of use or development of the property.

Ms. Bourgeois then indicated that she has concerns about the section of the agreement dealing with water shares; she has five shares and would prefer to be treated as other contractors have been treated in terms of dedication of water shares. She stated that she is already connected to City water, and she asked if that will be considered when the calculation of water shares required is performed. Mayor Maughan stated that will be determined by staff. Councilmember Carver suggested that the ordinance and agreement be tabled in order for the outstanding issues to be addressed.

Ms. Brown offered an alternative option for the Council; she indicated the ordinance can be approved, as well as the annexation agreement, but such approval would be conditioned upon City Administration and Ms. Bourgeois agreeing to the terms included in the agreement. If the agreement is not acceptable to Ms. Bourgeois and is not executed within 30 days, the matter will be presented to the Council again for continued discussion and re-adoption of the ordinance before the annexation is finalized with the State of Utah Lieutenant Governor's Office. Mayor Maughan asked Ms. Bourgeois if she would prefer the Council take action this evening based upon the recommendation of the City Recorder, or further table the matter for continued discussion. Ms. Bourgeois stated she is willing to work with City staff to determine if the terms of the agreement are acceptable to her. Councilmember Savage asked what will happen if the terms of the agreement change. Ms. Brown stated that staff would not approve any additional changes to the agreement beyond what the Council approves tonight; if Ms. Bourgeois requests additional changes, staff will bring the matter back to the City Council.

COUNCILMEMBER SAVAGE MADE A MOTION TO ADOPT ORDINANCE 2023-13 DECLARING THE ANNEXATION OF 1.944 ACRES OF PROPERTY LOCATED AT 2761 S. 3000 W. INTO THE CITY OF SYRACUSE, DAVIS COUNTY, UTAH, ESTABLISHING ZONING FOR THE PROPERTY; APPROVAL OF THE ORDINANCE IS CONDITIONED UPON EXECUTION OF AN ANNEXATION AGREEMENT, WHICH IS HEREBY AMENDED TO INDICATE THAT REQUIRED IMPROVEMENTS OF THE PROPERTY (PIPING THE DITCH AND INSTALLING CURB, GUTTER, AND SIDEWALK) WILL BE TRIGGERED BY DEVELOPMENT OR CHANGE OF USE OF THE

PROPERTY, AND THAT WATERSHARE DEDCIATION WILL BE FINALIZED/NEGOTIATED BY STAFF AND MS. BOURGEOUS. COUNCILMEMBER BINGHAM SECONDED THE MOTION; ALL VOTED AYE.

7. Public Hearing: Proposed Resolution R23-20, adopting the tentative budget as the final budget for Fiscal Year (FY) 2023-2024, and accepting the certified tax rate from Davis County.

A staff memo from the Administrative Services Director explained As required by Utah Code Annotated 10-6-113, the governing body shall establish the time and place of a public hearing to consider its adoption and shall order that notice of the public hearing be published at least seven days prior to the public hearing. This requirement has been met since the City Council adopted the tentative budget on May 9th and set a public hearing for June 13, 2023, to consider adoption of the final budget. As required by Utah Code Annotated 10-6-118, "before June 30 of each fiscal period, or, in the case of a property tax increase under Sections 59-2-919 through 59-2-923, before September 1 of the year for which a property tax increase is proposed, the governing body shall by resolution or ordinance adopt a budget for the ensuing fiscal period for each fund for which a budget is required under this chapter. The budget officer of the governing body shall certify a copy of the final budget and file with the state auditor within 30 days after adoption." This requirement will be met tonight with the approval of the budget and the final budget will be certified and filed with the state auditor within 30 days of this date. The memo noted the action item before the Council is to consider adoption of the Proposed Fiscal Year 2023-2024 Tentative Budget as the final approved budget and accept the certified tax rate from the Davis County.

Mayor Maughan opened the public hearing at 6:21 p.m. There were no persons appearing to be heard and the public hearing was closed.

Mr. Marshall reviewed his staff memo and noted the proposed certified tax rate was finalized late last Friday and it will be .001739; this rate takes into account the fluctuation in property values in Syracuse City.

The Mayor and Councilmember Carver both noted there may be other taxing entities in the County that are considering a tax increase, and this could impact Syracuse residents.

COUNCILMEMBER TEAGUE MADE A MOTION TO ADOPT RESOLUTION R23-20, ADOPTING THE TENTATIVE BUDGET AS THE FINAL BUDGET FOR FISCAL YEAR (FY) 2023-2024, AND ACCEPTING THE CERTIFIED TAX RATE FROM DAVIS COUNTY. COUNCILMEMBER CARVER SECONDED THE MOTION; ALL VOTED AYE.

8. Public hearing: Proposed Resolution R23-24 amending the Syracuse City Consolidated Fee Schedule by making adjustments throughout.

A staff memo from the Administrative Services Director summarized proposed amendments to the Fiscal Year (FY) 2023 fee schedule:

- Adding new Floodplain development permit fees:
 - Permit fee = \$100 per application
 - Compliance Observation = \$150 per occurrence
 - Compliance Verification = \$150 per occurrence
- Utility Rate Changes:
 - Culinary Water: Increase of \$0.41 for water rate increases from Weber Basin Water and benchmark adjustments.
 - Secondary Water: Increase of \$0.56 for water rate increases from irrigation companies and benchmark adjustments.
 - Sewer: Increase by \$0.36 for benchmark adjustments.
 - Park Maintenance: Increase by \$1.48 to pay for 5-year capital projects plan.
- Rename the "Parking Violation Appeal Hearing Fee" to "Administrative Citation Appeal Hearing Fee" and keep it at \$25.00. Move from under the Police Department subsection to the Administrative Fees subsection.
- Update Football and Flag Football Fees:
 - Flag Football Fees: 1st thru 4th grade: \$75
 - Flag Football Fees: 5th thru 9th grade: \$90
 - Tackle Football Fees: Jr Mites: \$170
 - Tackle Football Fees: Mitey Mites, Jr Pee Wee, Pee Wee, Sr Pee Wee, Jr
- Bantam, Bantam: \$185
- Sewer Impact Fees were approved.

Mr. Marshall reviewed his staff memo.

Mayor Maughan opened the public hearing at 6:23 p.m. There were no persons appearing to be heard and the public hearing was closed.

Councilmember Savage noted that the staff memo indicates that all fees will be effective July 1, 2022, but that should be changed to July 1, 2023.

COUNCILMEMBER BINGHAM MADE A MOTION TO ADOPT RESOLUTION R23-24 AMENDING THE SYRACUSE CITY CONSOLIDATED FEE SCHEDULE BY MAKING ADJUSTMENTS THROUGHOUT, AND CLARIFYING THAT THE NEW FEES ARE EFFECTIVE JULY 1, 2023. COUNCILMEMBER TEAGUE SECONDED THE MOTION; ALL VOTED AYE.

9. Proposed Resolution R23-21, adopting an updated wage scale for the Fiscal Year (FY) ending June 30, 2024.

A staff memo from the Administrative Services Director summarized proposed benchmark adjustments for CED, Administration, and Public Works are included in the wage scale. Next year we will perform benchmark adjustments for Police, Fire, and Parks & Recreation. New positions or amended positions include the following:

- IT Manager – F/T
- Battalion Chief – F/T
- Move Fac. Maint. Crew Leader to Superintendent
- Move Code Enforcement to F/T
- Add Passport Program Manager/ Deputy Recorder
- Create Passport I and Passport II positions.

Mr. Marshall reviewed his staff memo.

Councilmember Bingham asked for a brief explanation of the proposed wages for the passport positions. Mr. Marshall indicated that the wages for those positions previously mirrored the wage scales of administrative assistants; however, City Administration was able to gather benchmark data for passport positions in other cities and that information was used to formulate the proposed scales for both the agent positions as well as the Program Manager/Deputy Recorder position.

COUNCILMEMBER CARVER MADE A MOTION TO ADOPT RESOLUTION R23-21 ADOPTING AN UPDATED WAGE SCALE FOR THE FISCAL YEAR (FY) ENDING JUNE 30, 2024. COUNCILMEMBER BINGHAM SECONDED THE MOTION; ALL VOTED AYE.

10. Proposed Resolution R23-22 authorizing and directing the participation rates of Syracuse City in the Utah Retirement Systems (URS) public employee's retirement system and public safety retirement system for Fiscal Year (FY) 2023-2024.

A staff memo from the Administrative Services Director explained the City is required by Utah Code Title 49, Chapters 11-15 to pay retirement for full-time employees. Each year, the City is required to certify the contribution rates that will be paid for retirement to Utah Retirement Systems (URS) for our full-time employees. These rates vary depending on which system the employees are in and when they were hired. The City currently participates in nine different retirement programs offered by URS. This includes our police, fire, and administrative staff as well as tier I and tier II employees.

COUNCILMEMBER SAVAGE MADE A MOTION TO ADOPT RESOLUTION R23-22 AUTHORIZING AND DIRECTING THE PARTICIPATION RATES OF SYRACUSE CITY IN THE UTAH RETIREMENT SYSTEMS (URS) PUBLIC EMPLOYEE'S RETIREMENT SYSTEM AND PUBLIC SAFETY RETIREMENT SYSTEM FOR FISCAL YEAR (FY) 2023-2024.

11. Proposed Ordinance 2023-14 amending the Syracuse City Zoning Map related to property located at 1472 W. 300 S., General Commercial (GC) to Neighborhood Services (NS), Applicant – Earthworks.

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

Address: 1472 W 300 S
Acres: .926
Current General Plan Map Designation: Commercial
Current Zoning: General Commercial
Proposed Zoning: Neighborhood Services

The Planning Commission discussed the item during their meeting on May 2, 2023. They held a public hearing during which no comments were received. The Commission is forwarding a unanimous recommendation for approval of the requested zoning. They found that the request was consistent with the General Plan.

The Council discussed the implications of the proposed zoning change and indicated they feel that the use will be harmonious with the use of surrounding properties. Mayor Maughan agreed and indicated he is pleased Earthworks will be staying in Syracuse City.

COUNCILMEMBER TEAGUE MADE A MOTION TO ADOPT ORDINANCE 2023-14 AMENDING THE SYRACUSE CITY ZONING MAP RELATED TO PROPERTY LOCATED AT 1472 W. 300 S., GENERAL COMMERCIAL (GC) TO NEIGHBORHOOD SERVICES (NS), APPLICANT - EARTHWORKS. COUNCILMEMBER SAVAGE SECONDED THE MOTION, ALL VOTED IN FAVOR.

12. Discussion of possible land swap agreement with the Davis School district for approximately 2.4 acres of park land for 2.4 acres of their elementary school site to adjust the boundary of the regional park.

A staff memo from the City Manager explained City staff has been in discussion with the Davis School District about a new elementary school that is proposed to be constructed at the intersection of Parkview Land and 2000 W. The site is adjacent to the City's regional park land. There is an opportunity for the city to trade equal land area of 116,611 sf (2.68 ac) with the District. Being an equal trade, no money would be transacted. The reason for this trade would be to create a field location directly west of the proposed school that would integrate better with a potential first phase of the regional park. It would also leave a more square shape leftover south of the school which would give the city added flexibility in designing phase 2 of the park. Once the first phase of the park is completed, it would create a secondary drop off and pickup location for the school similar to Founders Park. It is anticipated to be a win win situation for both parties. The design for the first phase of the regional park is not decided yet. This agenda item has to do strictly with the land trade. The memo concluded the goal of this discussion is to brief the Council on the idea and hear any concerns that may exist. If the council sees this favorably, staff will return to council at a future meeting with a trade agreement drafted up including more detail including a more accurate boundary description.

Mayor Maughan summarized the staff memo and the opportunities that the land trade will afford to the City relative to the phasing of development of the park. No action is requested this evening, but he wanted to understand if the Council is comfortable with Administration continuing to negotiate the terms of a land trade with the District. The Council offered their support for ongoing negotiations.

13. Public comments.

There were no public comments.

14. Mayor/Council announcements.

The Council and Mayor provided announcements about upcoming community events and other opportunities for public involvement.

At 6:38 P.M. COUNCILMEMBER BINGHAM MADE A MOTION TO ADJOURN. COUNCILMEMBER TEAGUE SECONDED THE MOTION; ALL VOTED IN FAVOR.

Dave Maughan
Mayor

Cassie Z. Brown, MMC
City Recorder

Date approved: July 11, 2023