

Minutes of the Work Session meeting of the Syracuse City Council held on September 11, 2018 at 6:00 p.m., in the Council Work Session Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Andrea Anderson
Corinne N. Bolduc
Dave Maughan
Doug Peterson
Jordan Savage

Mayor Mike Gailey
City Manager Brody Bovero
City Recorder Cassie Z. Brown

City Employees Present:
Finance Director Steve Marshall
City Attorney Paul Roberts
Public Works Director Robert Whiteley
Police Chief Garret Atkin
Fire Chief Aaron Byington
Parks and Recreation Director Kresta Robinson
Development Services Manager Noah Steele

The purpose of the Work Session was to discuss business meeting agenda item 9, Request to open the Syracuse City General Plan for property located at approximately 1600 W. 300 S.; and discuss business meeting agenda item 8, Proposed Ordinance amending the Syracuse City Zoning Map related to property located at 1600 W. 300 S.

*****THE AUDIO RECORDING FOR THIS MEETING FAILED. THE MINUTES ARE A SUMMARY OF THE DISCUSSIONS THAT OCCURRED DURING THE MEETING.*****

Mayor Gailey noted that the agenda does not include an opportunity for public comment, but there is one visitor present and he would like to allow her to address the Council.

Public comments

Jodi Trujillo addressed the Council regarding the number of dogs allowed at a residence in Syracuse City; the City allows two dogs per home while Davis County allows three. She asked if the City would consider amending its regulations to mirror Davis County's rules.

Discuss business meeting agenda item 9, Request to open the Syracuse City General Plan for property located at approximately 1600 W. 300 S.

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

Location: 1600 West 300 South
Current Zoning: A-1
Current General Plan: Business Park
Requested General Plan: R-3
Property Area: 2.97 Acres

The applicant is requesting that the General Plan Map be opened to allow single family residential development as a continuation of the Monterey Estates housing product. With an R-3 zoning, this property could support up to 11 units with new roads needed to accommodate access.

The current General Plan designation of business park on this property was part of a larger master plan to create a business park in coordination with the Ninigret development. According to the applicant, as the market has shifted, the viability of a business park at this location is not high, nor is the property large enough to accommodate a business park on its own. Because of this and the development interest from Ivory Homes, the applicant has requested that the Council open the General Plan to allow a change to R-3 that would lay the framework for an expansion of Monterey Estates.

The General Plan for the property to the west is General Commercial with enough space to accommodate a heavy commercial use such as a big-box retailer, shopping, or office center. If this type of development occurs after homes are built on the subject property, they will be required to place a buffer between their use and the homes. Ivory Homes initially expressed interest in attached housing types at this location but have determined that single family homes supported by R-3 zoning would be preferable.

Development Services Manager Steele summarized the staff memo and facilitated discussion among the Council about the implications of the application. The Council expressed concern about changing area designated for commercial development to residential in nature, with Councilmember Anderson emphasizing her belief that the City's entire General Plan needs to be reviewed and updates considered before applications such as this are seriously considered. The Council ultimately concluded they would not vote to open the General Plan later this evening in their business meeting, but that more discussion can take place during that meeting.

Discuss business meeting agenda item 8, Proposed Ordinance amending the Syracuse City Zoning Map related to property located at 1600 W. 300 S.

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

Location: Approximately 1600 W. 300 S.
Current Zoning: A-1
Current General Plan: Business Park
Requested Zoning: Business Park
Property Area: 4.87 Acres

The applicant is requesting to change the zoning map from A-1 to Business Park (B.P.) This request matches what is planned in our general plan map. The applicant anticipates that a funeral home will be proposed on the site in the near future, which is an allowed use in the B.P. zone as a major conditional use. During their regular meeting on September 4, 2018 the Planning Commission unanimously recommended the item be approved.

Because the proposed change is consistent with the general plan, the permitted uses allowed in the B.P. zone are consistent with the commercial/industrial nature of the neighborhood, and traffic generated from future development on the site will have close access to state highway 193, staff recommends that this General Plan amendment request be approved. When the site is developed, close attention to architecture and traffic patterns will need to be given to ensure that impact to the school and single-family neighborhood to the south are minimized.

Development Services Manager Steele summarized the staff memo and communicated to the Council the connection between this application and the application that was part of the previous agenda item. He then emphasized that this requested zone change is consistent with the General Plan.

The meeting adjourned at 6:24 p.m.

Mike Gailey
Mayor

Cassie Z. Brown, MMC
City Recorder

Date approved: October 9, 2018