

Minutes of the Work Session meeting of the Syracuse City Council held on May 12, 2015, 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  
Karianne Lisonbee  
Douglas Peterson

Mayor Terry Palmer  
City Manager Brody Bovero  
City Recorder Cassie Z. Brown

Excused: Councilmember Mike Gailey

City Employees Present:

Finance Director Steve Marshall  
Public Works Director Robert Whiteley  
Fire Chief Eric Froerer  
Police Chief Garret Atkin  
Parks and Recreation Director Kresta Robinson  
Acting Community and Economic Development Director Noah Steele

The purpose of the Work Session was to review the agenda for the business meeting to begin at 7:00 p.m.; visit with Davis County Commissioners; review the following items forwarded by the Planning Commission: General Plan and Rezone General Plan request from GC General Commercial to R-3 Residential and Rezone from A-1 Agriculture to R-2 and R-3 Residential, Keller property located at 1975 S 1000 W; Concept Report Keller property located at 1975 S 1000 W; Preliminary and Final Subdivision approval for Elmore Plaza; Code Amendment Title X Pertaining Accessory Structures; Code Amendment PRD Planned Residential Development; and discuss Council business.

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**Agenda review**

Mayor Palmer briefly reviewed the agenda for the business meeting to begin at 7:00 p.m.

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**Visit with County Commissioners**

The Davis County Commission has requested time on the City Council agenda to receive information from citizens and to provide a question and answer forum for Davis County matters.

Davis County Commission Chair P. Bret Millburn introduced Commission Vice-Chair John Petroff and Commissioner Jim Smith and welcomed questions and discussion from the Council. Mayor Palmer facilitated a discussion centered on topics such as a potential ballot question regarding a local option sales/gas tax, City/County participation on development of a regional park, increasing tourism in Davis County – specifically to Antelope Island, and potential economic and commercial development in Syracuse City.

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**Review items forwarded by the Planning Commission:  
General Plan and Rezone General Plan request from GC  
General Commercial to R-3 Residential and Rezone from  
A-1 Agriculture to R-2 and R-3 Residential, Keller  
property located at 1975 S. 1000 W.; and  
Review items forwarded by the Planning Commission:  
Concept Report Keller property located at 1975 S. 1000  
W.**

A staff memo from the Community and Economic Development (CED) Department explained this application is for single family residential zoning that is consistent with the surrounding development.

Subdivision Name:	To be determined
Location:	1975 S 1000 W
Pre-Application Meeting:	March 4, 2015
Concept Plan Review:	April 29, 2015
Current Zoning:	A-1 Agricultural
General Plan:	R-2 Residential and General Commercial
Requested Zoning:	R-2/R-3
Total Area:	18.58 Acres
R-2	10.07
R-3	8.56
Net Developable Acres:	14.86 acres
R-2	8.56
R-3	6.84
R-2 Density Allowed:	32 lots
Requested:	27 lots
R-3 Density Allowed:	37 lots
Requested:	23 lots

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Acting CED Director Steele reviewed the staff memo. The Council had a brief discussion regarding the configuration of the proposed development, with a focus on appropriate access points for the subject property.

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**Review items forwarded by the Planning Commission:  
Preliminary and Final Subdivision approval for Elmore  
Plaza.**

A staff memo from Acting Community and Economic Development (CED) Director Steele explained the property owner plans to build a one story office building and sell the two halves of the building. Each half of the one building will be on its own 'lot'. The entry and basement to the building, parking, and landscape areas will remain as common space. The subdivision has been reviewed at the following meetings: Staff pre-application meeting on 3/18/15, Planning Commission work session on 3/31/15 City Council work session on 4/7/15, and Planning Commission held a public hearing and approved the preliminary plan on 4/21/15. Planning commission gave their final approval on 5/5/15. The Planning Commission has found that this subdivision complies with city ordinance and is forwarding it to City Council with a positive recommendation for approval.

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Acting CED Director Steele reviewed the staff memo. He indicated no changes have been made to the subdivision plan since it was presented to the Council during the concept plan stage of the development process.

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**Review items forwarded by the Planning Commission:  
Code Amendment Title X Pertaining Accessory  
Structures**

A staff memo from the Community and Economic Development (CED) Department explained the Planning Commission has conducted a review of the accessory structure ordinance in Title X of the City Code. The following is a summary of the changes:

- Clarify confusing language throughout
- Remove the fencing requirement
- Change the setback requirements
- Change the allowed height requirements
- Change the pool/hot tub requirements

The Planning Commission moved to recommend approval, to the City Council, of the proposed Code Amendment to Title X pertaining to Accessory Structures.

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Acting CED Director Steele reviewed the staff memo and facilitated a discussion with the City Council regarding the most significant changes being proposed by the City Council. The Council provided feedback to Mr. Steele regarding changes they would like to see and concluded to continue their review and discussion of the item during the May 26 extended work session meeting.

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**Review items forwarded by the Planning Commission:**  
**Code Amendment PRD Planned Residential**  
**Development**

A staff memo from the Community and Economic Development (CED) Department explained the Planning Commission and General Plan Committee have conducted a complete review of the PRD Planned Residential Development ordinance in Title X of the City Code. Please see attached recommendations. The Planning Commission moved to recommend approval, to the City Council, of the proposed Code Amendment to Title X pertaining to the PRD-Planned Residential Zone.

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Acting CED Director Steele reviewed the staff memo. The Council indicated they are comfortable adopting the proposed ordinance during the business meeting upon making a few grammatical changes.

**Council business**

There was no Council business.

The meeting adjourned at 7:00 p.m.

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Terry Palmer  
Mayor

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Cassie Z. Brown, CMC  
City Recorder

Date approved: June 9, 2015