

Minutes of the Work Session meeting of the Syracuse City Council held on June 9, 2015, at 6:03 p.m., in the Council Work Session Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Mike Gailey
Craig A. Johnson
Karianne Lisonbee
Douglas Peterson

Mayor Terry Palmer
City Manager Brody Bovero

Excused: Councilmember Brian Duncan
City Recorder Cassie Z. Brown

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.; review the following items forwarded by the Planning Commission:

- Proposed Resolution R15-02, General Plan Amendment request from General Commercial to Planned Residential Development Zone, located at 1600 W. 1700 S., applicant Q-2 LLC.
- Final Subdivision Approval, Monterey Estates Phases 6 & 7, located at approximately 1500 W. 700 S.
- Preliminary Subdivision Plan Approval, Keller Crossing, located at approximately 1975 S. 1000 W.
- Preliminary Subdivision Plan Approval, Spring Haven, located at approximately 1840 S. 3475 W.
- Proposed Ordinance 15-06 amending Title Eight of the Syracuse City Code pertaining to subdivisions, and specifically pertaining to dead-end streets;

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. He noted the agenda for the business meeting was amended yesterday to include an agenda item to allow City Manager Bovero and Public Works Director Whiteley to provide the citizens with information regarding the City's current culinary water contamination issue. The Council had a discussion regarding further amendments to the agenda by moving planning items ahead of the water advisory report item on the agenda, concluding someone would make a motion during the business meeting to formalize the amendment.

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Review items forwarded by the Planning Commission: Proposed Resolution R15-02, General Plan Amendment request from General Commercial to Planned Residential Development Zone, located at 1600 W. 1700 S., applicant Q-2 LLC.

A staff memo from the Community and Economic Development (CED) Department explained the current general plan designation for this parcel is General Commercial. The applicant has requested to break up the parcel and zone the northern part as Planned Residential Development while leaving a little over one half acre along Antelope Drive in the General Commercial zoning. The applicant has indicated intent to develop a 55 and older patio home community. A rezone will also be required upon approval of this application. The applicant requested both portions of his property adjacent to

Banbury Dr. be General Planned PRD. The Planning Commission did not feel that the PRD zone was appropriate for the west side of Banbury. The applicant requested a recommendation on the east portion of the property and will amend his application to address a more suitable zone for the west parcel. The Planning Commission recommends approval to the City Council for the General Plan Amendments for the Property owned by Q-2, LLC, at approximately 1600 W 1700 S, from General Commercial to PRD (Planned Residential Development), subject to all applicable requirements of the City's municipal codes.

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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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The Council had a discussion regarding the application and the proposed configuration of the development, with Councilmember Johnson asking if the application is conforming to the newly adopted PRD regulations. Councilmember Lisonbee answered yes. There was also a focus on access to the property, specifically the portion of the property located in close proximity to Banbury Drive, with Mr. Steele noting those issues would be addressed during the future development review steps that will be imposed on the subdivision. He also reviewed the concepts for the development, noting the applicant has indicated he plans to develop a senior living community with some duplexes. Councilmember Lisonbee noted she is comfortable approving the PRD designation for all property east of Banbury Drive, but she is concerned about the land use designation for the portion to the west. She noted she may be comfortable with R-3 Residential zoning for that property, unless the applicant plans to use the property for open space, which she feels would be ideal for the area. Councilmember Peterson stated he does not want the property to the west to remain commercial and he is not sure R-3 provides adequate continuity in the area. Councilmember Gailey agreed. Councilmember Lisonbee stated she understands Councilmember Peterson's comments, but feels that approving PRD on both sides of Banbury would 'close in' the existing Banbury development. She stated she is comfortable approving PRD zoning for the property east of Banbury Drive, but she is cautious about moving forward with assigning PRD zoning to the west side of Banbury; she stated she would like to ask the applicant to go through the process to rezone the property to the east, but reiterated she would support R-3 zoning on the west side of Banbury. Mr. Steele noted the benefit to allowing PRD on both sides of Banbury is that the applicant would be required to meet open space requirements included in the City's ordinances; those same open space requirements do not apply to R-3 zoning. Councilmember Lisonbee agreed, but noted she would prefer to follow the Planning Commission's recommendation at this point and only approve the PRD application for the property on the east side of Banbury Drive.

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**Review items forwarded by the Planning Commission:
Final Subdivision Approval, Monterey Estates Phases 6
& 7, located at approximately 1500 W. 700 S.**

A staff memo from Acting Community and Economic Development (CED) Director Steele explained this request is for two additional phases to the Monterey Estates development. Approval of this request will complete the subdivision north, to the boundary of the new Syracuse Arts Academy. City staff has no outstanding concerns with this request.

Subdivision Name:	Monterey Estates Phase 6 & 7
Location:	1500 W 700 S
Zone:	R-3 Residential
Applicant:	Ivory Homes
Total Acreage	14.32 acres
Net Developable Acres:	11.46 acres
Allowed Lots (5.44 units/acre)	62
Proposed Lots	52

The memo outlined the timeline for review of the application:

General Plan Amendment Approval	
Planning Commission	August 5, 2014
City Council	August 12, 2014
Rezone Approval	
Planning Commission	August 5, 2014
City Council	August 12, 2014

Concept Plan Staff Review	December 10, 2014
Preliminary Plan Approval Planning Commission	February 17, 2015
City Council	March 10, 2015
Preliminary Plan Approval Planning Commission	June 2, 2015

The Planning Commission moved to recommend approval, to the City Council, of the final subdivision plan for Monterey Estates Phase 6 & 7 located at approximately 1500 W 700 S, R-3 zone, subject to all applicable requirements of the City's municipal codes and city staff reviews.

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Acting CED Director Steele reviewed the staff memo.

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Councilmember Lisonbee noted it was her understanding that 1350 West would continue through to the south of the Arts Academy School and connect to another City road, but the plans show the road coming to a dead end. Councilmember Johnson stated he recalled discussions about that option, but does not believe it was ever finalized. Councilmember Gailey agreed.

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City Manager Bovero noted the City has been in discussions with Ivory Homes regarding the potential construction of a trail from the south through the power line heading north to the property that was deeded to the City; this is part of the City's regional trail plan and provides connectivity to the trail on the north side of State Road 193. The trail construction could be in lieu of the payment of impact fees. If the Council is comfortable with the action it will be included in a development agreement for the project. Councilmember Johnson asked if the project would change the layout of the subdivision, to which Mr. Bovero answered no and indicated it is an offsite improvement. Councilmember Peterson stated he is supportive of the project and he thinks it is a great idea. Mr. Bovero noted that he will continue with negotiations of the project. Discussion then centered on other trail and park improvements that may be appropriate upon the completion of the trail connection.

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**Review items forwarded by the Planning Commission:
Preliminary Subdivision Plan Approval, Keller Crossing,
located at approximately 1975 S. 1000 W.**

A staff memo from the Community and Economic Development (CED) Department explained Syracuse City staff has conducted a Preliminary review for Keller Crossing:

Subdivision Name:	Keller Crossing
Location:	1975 S 1000 W
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

The memo outlined the timeline for review of the application:

Concept Plan Review	April 29, 2015
Preliminary Plan Review Planning Commission	June 2, 2015

The Planning Commission moved to recommend approval, to the City Council, of the Preliminary Subdivision Plan for Keller Crossing located at approximately 1975 S 1000 W, R-1/R-2 Zone, subject to all applicable requirements of the City's municipal codes and city staff reviews.

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Acting CED Director Steele reviewed the staff memo

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**Review items forwarded by the Planning Commission:
Preliminary Subdivision Plan Approval, Spring Haven,
located at approximately 1840 S. 3475 W.**

A staff memo from the Community and Economic Development (CED) Department explained Syracuse City staff has conducted a Preliminary review of the Spring Haven Subdivision.

Subdivision Name:	Spring Haven
Location:	1840 S 3475 W
Current Zoning:	R-1 Residential
Total Area:	3.1 Acres
Net Developable Acres:	2.48 acres
Density Allowed:	7 lots
Density Requested:	7 lots

The memo outlined the timeline for review of the application:

Concept Plan Review	May 6, 2014
Preliminary Plan Approval	
Planning Commission	June 2, 2015

The Planning Commission moved to recommend approval, to the City Council, of the Preliminary Subdivision Plan for Spring Haven Estates located at approximately 1840 S 3475 W, R-1 Zone, subject to all applicable requirements of the City's municipal codes and city staff reviews.

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Acting CED Director Steele reviewed the staff memo.

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**Review items forwarded by the Planning Commission:
Proposed Ordinance 15-06 amending Title Eight of the
Syracuse City Code pertaining to subdivisions, and
specifically pertaining to dead-end streets.**

A staff memo from the Community and Economic Development (CED) Department explained due to the expense of installation, maintenance and removal of temporary turn-arounds within the boundary of a subdivision, Public Works is recommending to modify the Dead End street ordinance. The Syracuse City Planning Commission hereby recommends that the City Council approve the adoption of Ordinance 15-06, Amending Title Eight.

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Acting CED Director Steele reviewed the staff memo. Mr. Whiteley reviewed the two options available to the Council in regards to addressing issues with dead-end streets and temporary turnarounds.

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Council business

Mr. Bovero reported the boil order for culinary water has been partially listed for all property east of 3000 West, including 3000 West. He noted a reverse 911 call, press release, notification on the City's website and Facebook page have been used to notify resident. The local volunteer network has been enlisted to spread the word as well.

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A resident, no name or address given, discussed the City's recent parks survey and noted that the City does not have a recreational vehicle (RV) park and if such a park were developed people would stay longer in Syracuse and spend more

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money here, which means the park could be paid for in a short period of time. He stated he commonly hears complaints that people visiting Antelope Drive do not have many camping options and the often go to other cities to camp and park their RVs. Councilmember Peterson stated the City is working to allow overnight camping in Jensen Park, but the idea of a RV park could be taken under advisement. There was a brief discussion about the amount of land available near Jensen Park with a focus on whether the land could be used for something like an RV park.

The meeting adjourned at 6:44 p.m.

Terry Palmer
Mayor

Cassie Z. Brown, CMC
City Recorder

Date approved: July 28, 2015