

Minutes of the Work Session meeting of the Syracuse City Council held on July 30, 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  
Karianne Lisonbee  
Douglas Peterson  
Larry D. Shingleton

Mayor Jamie Nagle  
City Recorder Cassie Z. Brown

City Employees Present:  
Finance Director Steve Marshall  
Public Works Director Robert Whiteley  
Parks and Recreation Director Kresta Robinson  
Fire Chief Eric Froerer  
Police Chief Garrett Atkin  
Community Development Director Sherrie Christensen

The purpose of the Work Session was for the Governing Body to hear public comments; discuss the City Manager and City Attorney appointment process, discuss agenda items 5, 6, 7, and 8, and discuss proposed General Plan/Zone Map amendments in Districts 1, 2, and 9, discuss capital project update, and discuss Council business.

[8:44:55 AM](#)

**Public comments**

There were no public comments.

[8:45:38 AM](#)

**Discussion regarding City Manager appointment process**

Mayor Nagle reviewed the process she will follow to appoint a new City Manager.

[8:47:36 AM](#)

Council discussion of the process ensued.

[8:48:55 AM](#)

**Discussion regarding City Attorney appointment process**

Mayor Nagle introduced the prospective appointee to the position of City Attorney, Clint Drake. She asked Mr. Drake to provide a brief review of his past experience and qualifications.

[8:49:46 AM](#)

Council discussion and questioning of Mr. Drake ensued.

[8:54:26 AM](#)

**Discussion regarding agenda items 5, 6, and 7, Proposed Resolutions appointing Planning Commissioners and Alternate Planning Commissioner.**

A staff memo from the Community Development Department explained The Mayor, Planning Commission Chair, Curt McCustion and Community Development Director interviewed applicants for the vacancies on the Planning Commission on July 10, 2013. Curt is the new chair for the Planning Commission and was very happy to be included in the selection process. Curt and Ms. Christensen recommended to the Mayor the attached candidates for appointments. Each of

the candidates have excellent credentials and demonstrated a high level of integrity and impartiality. Staff is very excited to work with them and believes they will be an asset to the Planning Commission. Below is a brief overview of each candidate.

Ralph Vaughan-Mr. Vaughan has been a resident of Syracuse for the past few years. Previously he lived in the City of Vista, CA where he served on numerous boards and committees, namely 12 years on their Planning Commission. He was very personable, had a good understanding of land use law and ordinances and the application of them. He came prepared to the interview by reading our code and had a list of suggestions (particularly for signs) that we could make to our code function better. Ms. Christensen personally reviewed minutes of meetings of the City of Vista's Planning Commission from their website and was impressed with his level of preparedness for the meetings, the questions he asked and his ability to find compromise and consensus among his peers.

Anne Greeson-Ms. Greeson also has lived in Syracuse for the past several years. Prior to living in Syracuse she resided in Long Beach, CA where she was active in volunteer work and facilitated the formation of a neighborhood watch and cleanup of her community. She is extremely intelligent and a master facilitator and consensus builder. I believe personally that a female perspective would be highly beneficial to the Planning Commission. She would be a great addition to the Planning Commission.

Sean Dixon-Mr. Dixon is being recommended for the alternate position. He is an extremely enthusiastic applicant and is ready to learn and serve. He has a can do attitude and expressed a desire to help bring a moderate view point to the Planning Commission. He has demonstrated in his personal life a tenacity to roll up his sleeves and do whatever is necessary to fulfill his commitments. He expressed his desire to have no agenda to push and willingness to see both sides of every issue in an attempt to find compromise. I think he will be a successful alternate that will be ready to fill any future vacancy of the Planning Commission.

Community Development Director Sherrie Christensen and Planning Commission Chair McCuistion summarized the staff memo.

Mayor Nagle invited the three prospective appointees to the table to answer questions asked by the City Council.

[8:57:11 AM](#)

Anne Greeson was the first to address questions asked by the City Council.

[9:03:52 AM](#)

Sean Dixon was second to address questions asked by the City Council.

[9:11:53 AM](#)

Ralph A. Vaughn was third and last to address questions asked by the City Council.

[9:20:51 AM](#)

**Discuss agenda item 8, appoint poll workers for the Syracuse City Primary Election to be held August 13, 2013 or General election to be held November 5, 2013.**

A memo from City Recorder Cassie Brown explained Section 20A of the Utah State Code, the City Council is required to appoint poll workers that will be working for the City during the Primary Election scheduled for August 13, 2013 and the General Election scheduled for November 5, 2013.

Ms. Brown summarized her staff memo.

[9:21:18 AM](#)

Council discussion of the item ensued.

[9:21:52 AM](#)

**Discuss proposed General Plan/Zone Map amendments in Districts 1, 2, and 9.**

A staff memo from the Community Development Department explained Ninigret Construction North LLC has requested a General Plan Amendments for property located at 1525 W 500 S. The property is currently designated on the

General Plan as C-2 (Commercial) and Professional Office. Ninigret had filed 3 applications for these designations be changed to Industrial on 43.4 acres, PRD (Planned Residential) on 15.8 acres & R-3 (Residential) on 25 acres, as per the attached map. The Planning Commission held a public hearing on May 22, 2013 and recommended denial of the proposal with a 4 to 3 vote. On June 27, 2013 the Community & Economic Development Office received letters from Ninigret Construction North, L.C. to withdraw the application for the General Plan Rezone of the 43.4 acres to Industrial. The second letter asks for the Council to act on the other 2 application on the requests for PRD (15.8 acres) and R-3 (25 acres). Staff met with Ivory Homes and Ninigret on Tuesday, July 16, 2013 and the attached map is the proposed compromise for the General Plan Amendment. Ivory Homes and Ninigret are suggesting developing the entire 40 acres as R-3 (5.44 d.u./acre) as it would be too complicated to blend the PRD and R-1 clusters. The minimum lot size in R-3 is 8,000 sq. ft. and does not allow multi-family dwellings.

Also on May 22, 2013 the Planning Commission initiated a General Plan Amendment that removes C-2 from the General Plan. The Planning Commission held a public hearing on May 21, 2013 and recommended approval of the proposal with a 5 to 2 vote. Summary of changes:

District 1:

C-2/PO zones on the Ninigret/PRI properties from C-2 to General Commercial, Business Park, and R-1.

The C-2 zone at the corner of 700 S & 2000 W to Professional Office, General Commercial and Planned Residential Development.

District 2: C-2 Zone in Town Center to General Commercial

District 9: C-2 Zone at Bluff & Gentile to General Commercial

On June 19, 2013 staff meet with representatives of PRI regarding the proposed General Plan change on their property on the corner of 2000 West and 200 South from C-2 to General Commercial. Steve Romney, Director, Land Portfolio for PRI discussed the proposed change and the permitted uses that would be allowed under the General Commercial zone. He requested that the Council not act on the General Plan amendment on the PRI property, until they could analyze the effects on not only that property, but the other considerable holdings further west. A letter from PRI is attached.

Effects of Rescinding the C-2 and replacing it with Professional Office on the property at the corner of 2000 West & 700 South (South of the IHC). Health care facilities are allowed in the PO zone and thus IHC did not have an objection to the change in the General Plan designation. The parcel south of the IHC is owned by Lindquist Mortuary. The PO zone does not permit funeral homes, thus the Planning Commission has recommended an amendment to the PO zone to include funeral homes. A public hearing was held on June 18, 2013 and recommended approval of the amendment.

Municipal Code Section 10-4-060 provides the process for General Plan Amendments, the following subsections are pertinent to this item:

2. The Planning Commission, as the Advisory Body, shall schedule and hold a public hearing on the proposed amendment in accordance with the provisions of Section 10-4-050. After the public hearing, the Planning Commission may modify the proposed amendment before forwarding its recommendation to the City Council. (Ord. 10-02)

3. The City Council may schedule and hold a public hearing on the recommended General Plan amendment in accordance with the provisions of Section 10-4-050. (Ord. 10-02)

(E) Approval Standards. A decision to amend the General Plan is a matter within the legislative discretion of the City Council. After the public hearing described in Subsection (d)(5) of this Section, the City Council may make any modifications to the proposed General Plan amendment that it considers appropriate. The City Council may then adopt or reject the proposed amendment either as proposed by the Planning Commission or after making said modifications. The City Council may also table the matter for further information, consideration or action. (Ord. 10-02)

Upon consultation with acting City Attorney, Steve Garside, staff is recommending that in amending the General Plan the Council should have findings to support the amendment as to why “the current General Plan designation for the area is no longer appropriate, desirable or feasible”, in accordance with City Code Section 10-4-060(D)1(a)vi.

Ms. Christensen reviewed her staff memo.

[9:24:01 AM](#)

Council discussion of the item ensued and questions were answered by a representative of Ivory Homes.

[9:48:51 AM](#)

**Capital project update.**

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Public Works Director Robert Whiteley approached the Council and provided an update regarding the progress of current and completed capital projects in the City.

[10:00:35 AM](#)

**Council business**

Councilmember Lisonbee's report began at [10:00:49 AM](#) and she was followed by Councilmember Duncan.

The meeting adjourned at [10:01:52 AM](#).

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Jamie Nagle  
Mayor

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Cassie Z. Brown, CMC  
City Recorder

Date approved: August 27, 2013