

Minutes of the Special meeting of the Syracuse City Council held on August 26, 2014, at 8:15 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

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

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

City Employees Present:  
Public Works Director Robert Whiteley  
City Attorney Clint Drake  
Fire Chief Eric Froerer  
Police Chief Garret Atkin  
Community Development Director Sherrie Christensen  
Parks and Recreation Director Kresta Robinson

[8:15:56 PM](#)

1. Meeting Called to Order

Mayor Palmer called the meeting to order at 8:15 p.m.

[8:16:03 PM](#)

2. Approval of minutes

The minutes of the Work Session Meeting of August 12, 2014 were reviewed by the City Council.

[8:16:08 PM](#)

COUNCILMEMBER PETERSON MADE A MOTION TO APPROVE THE WORK SESSION MINUTES OF AUGUST 12, 2014. COUNCILMEMBER GAILEY SECONDED THE MOTION; ALL VOTED IN FAVOR.

[8:16:26 PM](#)

3. Authorize Administration to execute City Property Lease Agreement with John Diamond

A memo from City Attorney Clint Drake explained the City owns property in Clearfield City that abuts the Syracuse City Cemetery. The City owns the property for the purpose of expanding the Cemetery at a future date. For years the property has been leased and farmed by a local farmer. Recently the farmer decided he didn't want to farm the property anymore. In an effort to make the best use of the property until the City expands the Cemetery, the City sent out a Request for Proposals for agriculture on the property. John Diamond submitted the lowest responsible bid for the property. Staff has negotiated a lease agreement with Mr. Diamond for the property until such time that he decides to no longer farm the property or the City wishes to expand the Cemetery.

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COUNCILMEMBER LISONBEE MADE A MOTION TO AUTHORIZE ADMINISTRATION TO EXECUTE CITY PROPERTY LEASE AGREEMENT WITH JOHN DIAMOND. COUNCILMEMBER JOHNSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

[8:17:04 PM](#)

4. General Plan Amendment and Rezone, Business Park to Commercial C-G & Residential R-3, Ninigret North LC, property located at approximately 1550 W. 200 S.

- a. Property Ordinance 14-19 amending the existing zoning map of Title Ten by changing from Agriculture (A-1) Zone to

Residential (R-3) & General Commercial (C-G) Zone the parcels of property described.

b. Proposed Resolution R14-28 amending the Syracuse City General Plan Land Use Map adopted in 1976, as amended.

A staff memo from Community and Economic Development (CED) Director Christensen provided a brief background on the item explaining the property is currently designated as BP Business Park on the General Plan. The developer is requesting a residential zoning in order to facilitate a single family development, a charter school and a small retail commercial area. The property is currently designated as A-1 Agriculture on the Zoning Map. The developer is requesting a residential zoning in order to facilitate a single family development, a charter school and a small retail commercial area. The Planning Commission held a public hearing on August 5, 2014 and made a favorable recommendation for the General Plan & Zoning Map Amendments. This item was continued from the August 12, 2014 agenda. Staff has met with the applicant to address the alternative layout as discussed with the Council. Based upon that discussion alternate maps have been attached.

Relative to the General Plan Amendment, the Planning Commission recommends approval to the City Council for the General Plan Amendment request from Ninigret North LC, located at approximately 1550 W 200 S, for the requested change from BP Business Park to C-G Commercial & R-3 Residential, subject to all applicable requirements of the City's municipal codes, with the recommendation that the G-C Commercial Zone be extended to the East property line adjacent to the power corridor and along the frontage of SR193 at an equivalent depth as proposed by the property owner.

Relative to the Zone Map Amendment, the Planning Commission recommends approval to the City Council for the Zoning Map Amendment request from Ninigret North LC, located at approximately 1550 W 200 S, for the requested change from A-1 Agriculture to C-G Commercial & R-3 Residential, subject to all applicable requirements of the City's municipal codes and in conformance to the recommended General Plan Map Amendment.

[8:18:17 PM](#)

COUNCILMEMBER PETERSON MADE A MOTION TO ADOPT PROPOSED RESOLUTION R14-28 AMENDING THE SYRACUSE CITY GENERAL PLAN LAND USE MAP ADOPTED IN 1978, AS AMENDED. COUNCILMEMBER LISONBEE SECONDED THE MOTION.

[8:18:30 PM](#)

Councilmember Duncan voiced his concern that he feels this will eliminate a prime parcel of property in the City. Councilmember Johnson agreed.

[8:19:09 PM](#)

Mayor Palmer stated there has been a motion and a second and he called for a vote. VOTING "AYE": COUNCILMEMBERS GAILEY, LISONBEE, AND PETERSON. VOTING "NO": COUNCILMEMBERS DUNCAN AND JOHNSON.

[8:19:21 PM](#)

COUNCILMEMBER LISONBEE MADE A MOTION TO ADOPT PROPOSED ORDINANCE 14-19 AMENDING THE EXISTING ZONING MAP OF TITLE TEN BY CHANGING FROM AGRICULTURE (A-1) ZONE TO RESIDENTIAL (R-3) AND GENERAL COMMERCIAL (C-G) ZONE THE PARCELS OF PROPERTY DESCRIBED. COUNCILMEMBER GAILEY SECONDED THE MOTION.

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Councilmember Lisonbee referenced the road on the far east in the Ivory Development that is currently planned and asked if there is an option to negotiate an agreement to extend that road to improve access to any park development in the power corridor. Mr. McEntee stated Ms. Christensen could request that as part of the site development plan.

[8:21:41 PM](#)

Councilmember Duncan stated he will vote in favor of the motion because this item is now in accordance with the General Plan.

[8:22:02 PM](#)

Mayor Palmer stated there has been a motion and a second and he called for a vote. ALL VOTED IN FAVOR.

[8:22:05 PM](#)

At 8:22 P.M. COUNCILMEMBER DUNCAN MADE A MOTION TO ADJOURN. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

City Council Special Meeting  
August 26, 2014

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Terry Palmer  
Mayor

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Cassie Z. Brown, CMC  
City Recorder

Date approved: September 9, 2014