



SYRACUSE CITY
Syracuse City Council Work Session Notice
October 9, 2018 –6:00 p.m.
City Council Conference Room
Municipal Building, 1979 W. 1900 S.

- a. Accept citizen feedback regarding parking restrictions in the Gailey Farms Subdivision. (30 min.)
- b. Request to open Syracuse City General Plan for property located at approximately 1600 W. 300 S., petitioner: Ninigret Construction Company. (20 min.)
- c. Adjourn.

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In compliance with the Americans Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should contact the City Offices at 801-825-1477 at least 48 hours in advance of the meeting.

**CERTIFICATE OF POSTING**

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Syracuse City limits on this 4<sup>th</sup> day of October, 2018 at Syracuse City Hall on the City Hall Notice Board and at <http://www.syracuseut.com/>. A copy was also provided to the Standard-Examiner on October 4, 2018.

CASSIE Z. BROWN, MMC  
SYRACUSE CITY RECORDER



# COUNCIL AGENDA

## October 9, 2018

Agenda Item “a”

Citizen Feedback on Parking Restrictions at  
Gailey Farms Subdivision

### ***Factual Summation***

- The City recently instituted parking restrictions within the Gailey Farms subdivision to address issues related to large volumes of automobiles parked within the neighborhood, mostly by students attending Syracuse High School.
- The restrictions in place include:
  - No parking on the street on Monday-Friday during school hours in the months of August 20-June 10. All other times/days do not have the restriction.
- The City also painted the curbs on corners to emphasize the legal parking distance from an intersection.

### ***Discussion***

- The purpose of this agenda item is to receive citizen feedback on how they feel the restrictions are working.



# CITY COUNCIL WORK SESSION

October 9, 2018

## Agenda Item "b"

## General Plan Opening Request 1600 W 300 S

### Factual Information

Ninigret Construction Company is requesting that the general plan map be amended from Business Park to R-3. The current zoning map designates the property as A-1 and would also need to be amended if this application is approved. Please review the following information. Any questions regarding this agenda item may be directed to Noah Steele, CED Director.

|                         |                     |
|-------------------------|---------------------|
| Location:               | 1600 West 300 South |
| Current Zoning:         | A-1                 |
| Current General Plan:   | Business Park       |
| Requested General Plan: | R-3                 |
| Property Area:          | 10.326              |

### Property Information

The applicant, Ninigret owns parcel 12-025-0027 which is 13.626 acres including the right of way for a portion of 1550 W. The northern 3.3 acres was recently rezoned to Business Park which is consistent with the general plan. In addition, the city has received a concept subdivision plan application to build on the northern 3.3 acres a two-lot commercial subdivision with a dead-end street stubbed to the west. It is anticipated that a mortuary will be built on the soon to be created corner lot. The remaining approximately 10.326 acres in question is what is being requested to go to R-3 General Plan and then subsequently R-3 zoning with the intent to build an 8th phase of Ivory Homes' Monterrey Estates. The neighboring parcel 50-acre parcel to the west possesses strong retail/commercial potential.

### Zone Information

The R-3 zone is a single-family residential zone that allows a minimum lot size of 8,000 square feet. If the property is developed as R-3 then there would likely be around 35 homes built which there is an immediate and strong demand for housing. However, single family housing may not be the highest intensity of investment that the property could attract. The Business Park zone is a zone designed to provide employment centers along high volume arterial streets and 'buffer the impacts of these streets from less intensive land uses'.

### General Plan Closed

The general plan map is closed, and to make an amendment outside the open amendment period the council must find, by way of a super majority of four votes, that any of the following apply:

- significant changes to infrastructure by agencies other than the city,
- catastrophic events,
- or the development 'confers a substantial benefit to the community'.

If the council finds that any of the above applies, then the Planning Commission will review the application and forward a recommendation back to the City Council where a final vote will be made.

### Significant changes to infrastructure

The SR-193 opened a few years ago but the designation of the property to Business Park zone was determined with that already in mind. The extension of 193 to 3000 W would qualify as a significant change to infrastructure, but the justification between the extension of 193 and changing from BP to R3 is weak. Usually, with increased traffic and road capacity the intensity of development increases, resulting in what is called an 'upzone' or changing zones that allow more building mass and density. BP to R3 would be considered a 'downzone'. The West Davis Corridor is another significant change to infrastructure but the same rationale could be applied to the downzone.

### Catastrophic events

Does not apply

### Development 'confers a substantial benefit to the community'

This qualifying criterion could be defined a number of ways. One benefit to the community could be defined as filling a need for housing. There is no doubt that there is a need for housing based off the current market conditions. However, the site could attract more dense housing that would make the adjacent site more attractive for retail, or with time and if the city holds out, a flex office/warehouse use may be built with the BP zone.

### No R-3 = no mortuary?

The developer has claimed in our previous meeting, the lower 10 acres is directly related to the upper 3 acres. We are told that the utilities of the southern portion are needed to service the commercial subdivision to the north. To further the assumption, if the southern R-3 infrastructure (roads, sewer, etc) is not allowed by the city, the proposed mortuary allegedly would not be feasible. The proposal for a mortuary on the northern 3 acres will undoubtedly have benefits to the community because it will create jobs, property tax, and sales tax. The coffins and other items sold are required to pay sales tax and a small portion of that will be divided up and returned to the city. The building will be taxed by the county assessor and the city will receive money from that as well. The exact amounts are unknown, but the actual influx of tax dollars is most likely to be in the tens of thousands of dollars annually based off rough estimates. Number of jobs are likely to be in the range of 3-5. If the assumption that the mortuary would be built only if R-3 is allowed, then those benefits would be moderately attractive to the city and would be at risk of losing. Some questions to consider are: If the city 'gives away' the B.P. for the mortuary, is there still enough space on the vacant land to the west to build the desired commercial uses? What are the chances that the mortuary will build regardless of what happens to the south of them? To the first question, please see the following paragraph. To the second, there is a chance that the project wouldn't happen if the needed infrastructure isn't available. If the mortuary has to spend the extra money to extend the needed infrastructure, then the quality of the building's finished may be reduced as a way to make up some of the un-anticipated expenditures which may reduce the property's tax value.

### Can BP be relocated to the west undeveloped parcel?

If the city 'loses' the BP, is there still an opportunity to fit the use on the neighboring land? Staff has provided some scale analysis of commercial and BP uses (please see attached to this packet) The analysis pointed out that most non-regional shopping centers require around thirty acres, leaving another 20 acres for other development. Therefore, there is indeed enough space to fit a neighborhood retail center and BP or office or other uses. Staff does not recommend planning for additional single family into the adjacent property as this use occupies a lot of acreage and will limit its future commercial potential.



### Why not BP?

The developer has claimed (see attached letter) that 'market condition realities' are not conducive to additional business park development on the 10.3 acres in question and points out that a newly built 17-acre Antelope Business Park located a half mile to the east is capturing current market demand. The developer also explains that the property has been marketed for the last four years as business park without success. The letter is included in the packet for your reference.

Alternatively, if the city were to keep the general plan as business park, the market demand for the use may take an unknown number of years before business park is developed. One thing to consider with the construction of a business park on the site, is that the daytime traffic could potentially create a conflict with the elementary school across the street. The geometry and acreage of the site may be the limiting factor in its ability to develop as business park. Staff has provided some scale analysis into local business park properties and found that the geometry and size of the subject property is smaller than comparable business parks. It may need to be combined with the undeveloped property to the west that is owned by the LDS church to be feasible. Creating a partnership or purchasing additional land from the church could take years. The adjacent church property is prime real estate on the corner of two state highways and the city should take consideration to frame surrounding land uses to position ourselves for the highest and best investment for the site.

### Staff recommendation

Staff is in agreement with the applicant that the market demand for business park on the subject 10 acres is not high. However, staff does not feel that R-3 is the highest use of the property in framing future development and attracting the intensity of development that the site is capable of. It is recommended, to consider entitling the property to a use that will attract the immediate infrastructure investment that will make the mortuary feasible. One such option is the PRD zone. Recognizing that the applicant is not asking for the PRD zone and also that the city prefers to keep the Business Park designation, but the market demand may not be there currently, a PRD zone designation is a compromise that may allow development with the same potential buyer while providing the needed infrastructure that will attract the desired commercial economic development opportunities.



## **Ninigret Construction Company North, L.C.**

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August 28, 2018

Noah Steele  
Development Services Manager  
1979 W. 1900 S.  
Syracuse, Utah 84075

RE: General Plan Change Application – Davis County Parcel ID 120250027

Dear Noah:

It is our understanding that the current General Plan for Syracuse City is currently closed. However, we are respectfully asking that the City Council consider opening the General Plan so a portion of land within the Ninigret development area can be changed due to a pending land sale and market condition realities.

The area we are looking to amend is a portion of the parcel of land directly west of Syracuse Arts Academy and directly west and northwest of the existing Monterey Estates residential development by Ivory Homes (see attached graphic). As you already know, we have submitted a Zone Change application for approximately 3 acres on the northern portion of this parcel, which is currently being reviewed by staff, changing the 3 acres from Agriculture to Business Park, as it is currently general planned. This area is currently under contract with Russon Brothers.

A new subdivision will be submitted, which will separate the 3 acres from the remaining land to the south by a new road (300 South). This road has been requested by Property Reserve, Inc. (PRI) to provide access to their property through the Ninigret development directly to 1550 West. By doing so, this further isolates the remaining 9.27 acre general planned Business Park.

For the past four years, Ninigret has marketed this area as a Business Park without any success, and although the Russon Brothers will be utilizing the Business Park designation, it is a unique use and necessitates a conditional use approval within that ordinance. In contrast, the recently constructed Antelope Business Park adjacent to this area has accommodated the need of prospective clients that would utilize a Business Park environment. As such, in our ongoing interaction with Ivory Homes, it is their desire to purchase the remaining land to the south and to continue with an R-3 residential area similar to what they have been building within Monterey Estates. This requires the general plan to be changed from Business Park to R-3 Residential so the proper subsequent Zone Change Application can be submitted.

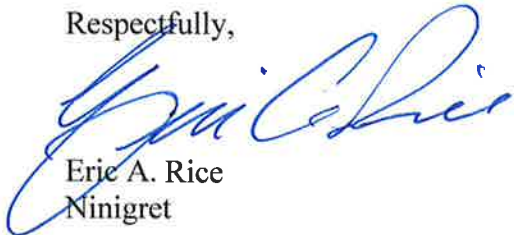
Furthermore, the infrastructure required to provide PRI access to their property, as well as service the two potential land sales, go hand in hand with each other to make their respective parcels work

1700 South 4650 West  
Salt Lake City, Utah 84104  
Tel: 801-973-9090  
Fax: 801-973-0700

well for drainage requirements, culinary water looping, and sewer connections. Therefore, we respectfully ask that they be reviewed and considered carefully as mutually beneficial uses within the area.

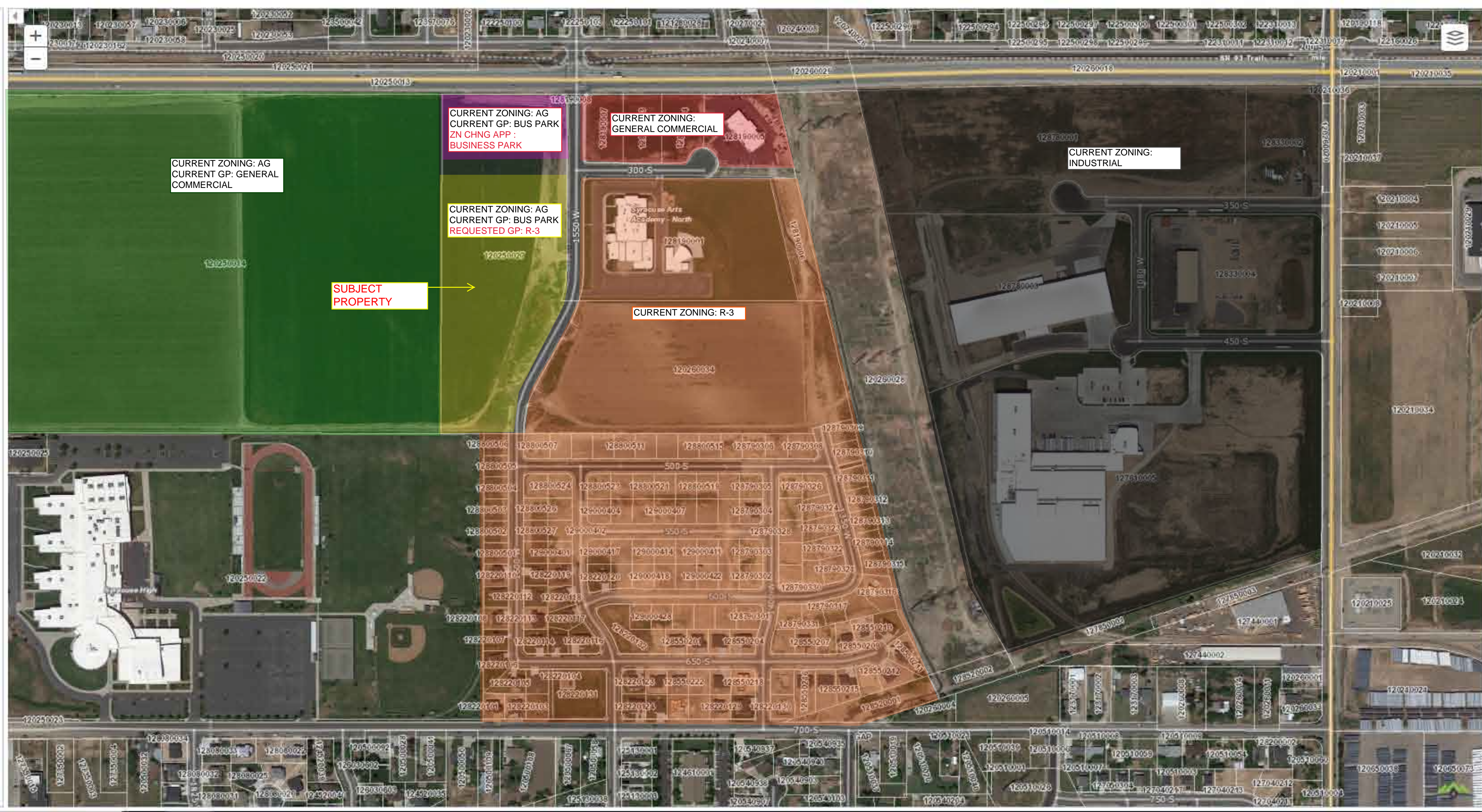
If there are any questions concerning this application, or if I can be of any help to further this request along, please let me know.

Respectfully,

A handwritten signature in blue ink, appearing to read "Eric A. Rice". The signature is fluid and cursive, with the first name "Eric" being more prominent and the last name "Rice" following in a similar style. The signature is positioned above the printed name and title.

Eric A. Rice  
Ninigret





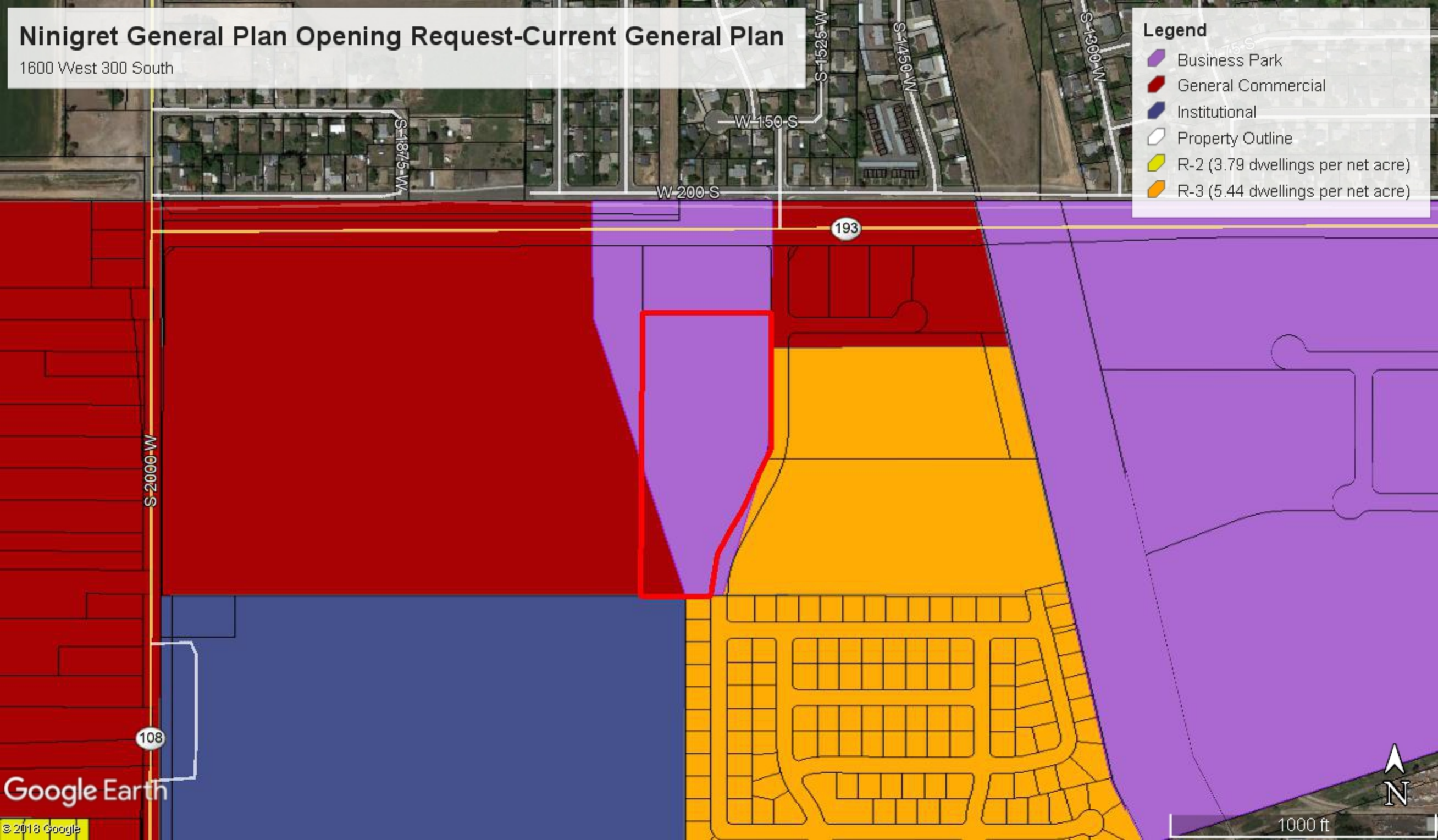


# Ninigret General Plan Opening Request-Current General Plan

1600 West 300 South

Legend

- Business Park
- General Commercial
- Institutional
- Property Outline
- R-2 (3.79 dwellings per net acre)
- R-3 (5.44 dwellings per net acre)

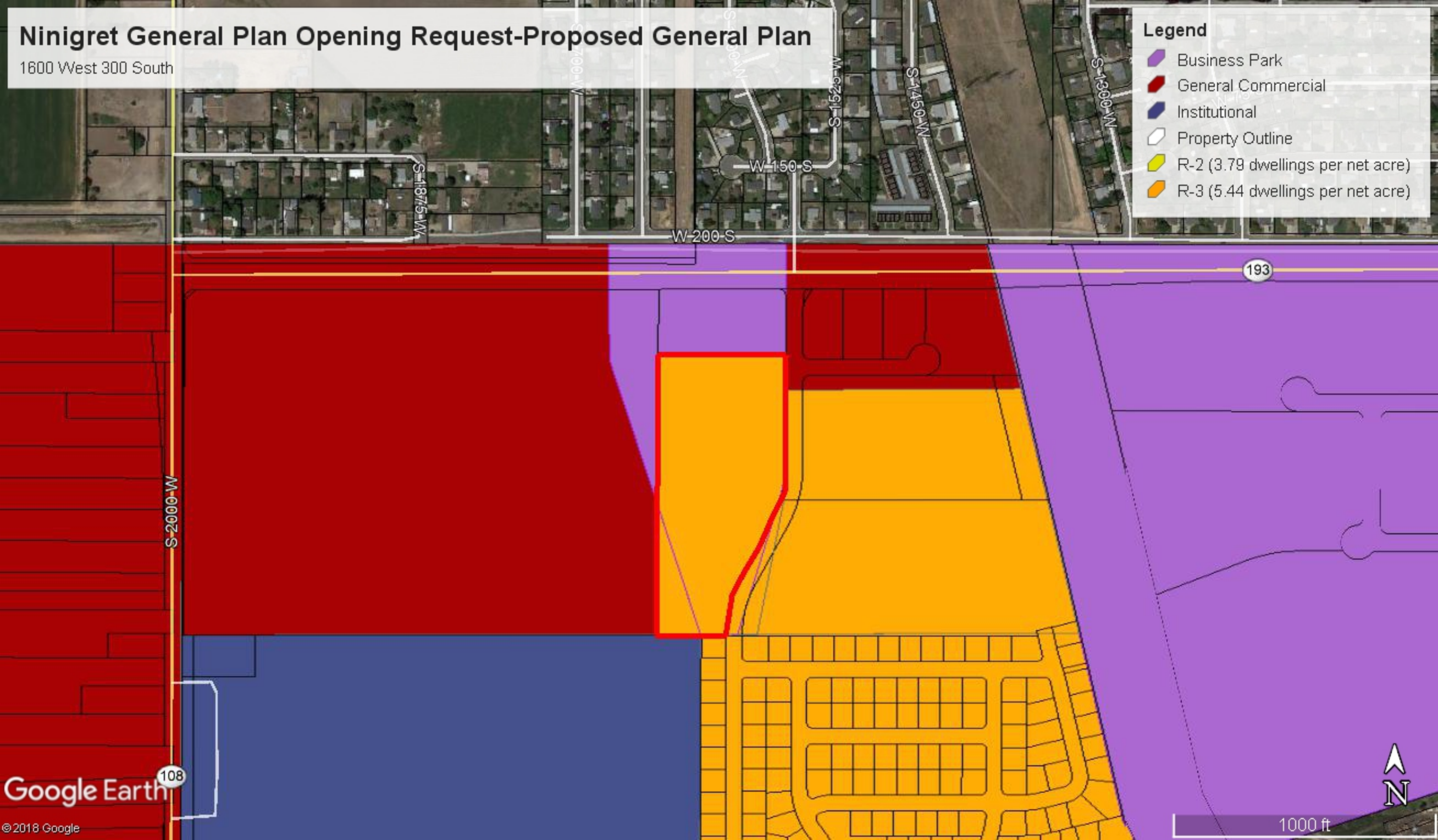


# Ninigret General Plan Opening Request-Proposed General Plan

1600 West 300 South

Legend

- Business Park
- General Commercial
- Institutional
- Property Outline
- R-2 (3.79 dwellings per net acre)
- R-3 (5.44 dwellings per net acre)





Property As-Is





Smith's Marketplace West Point Overlay



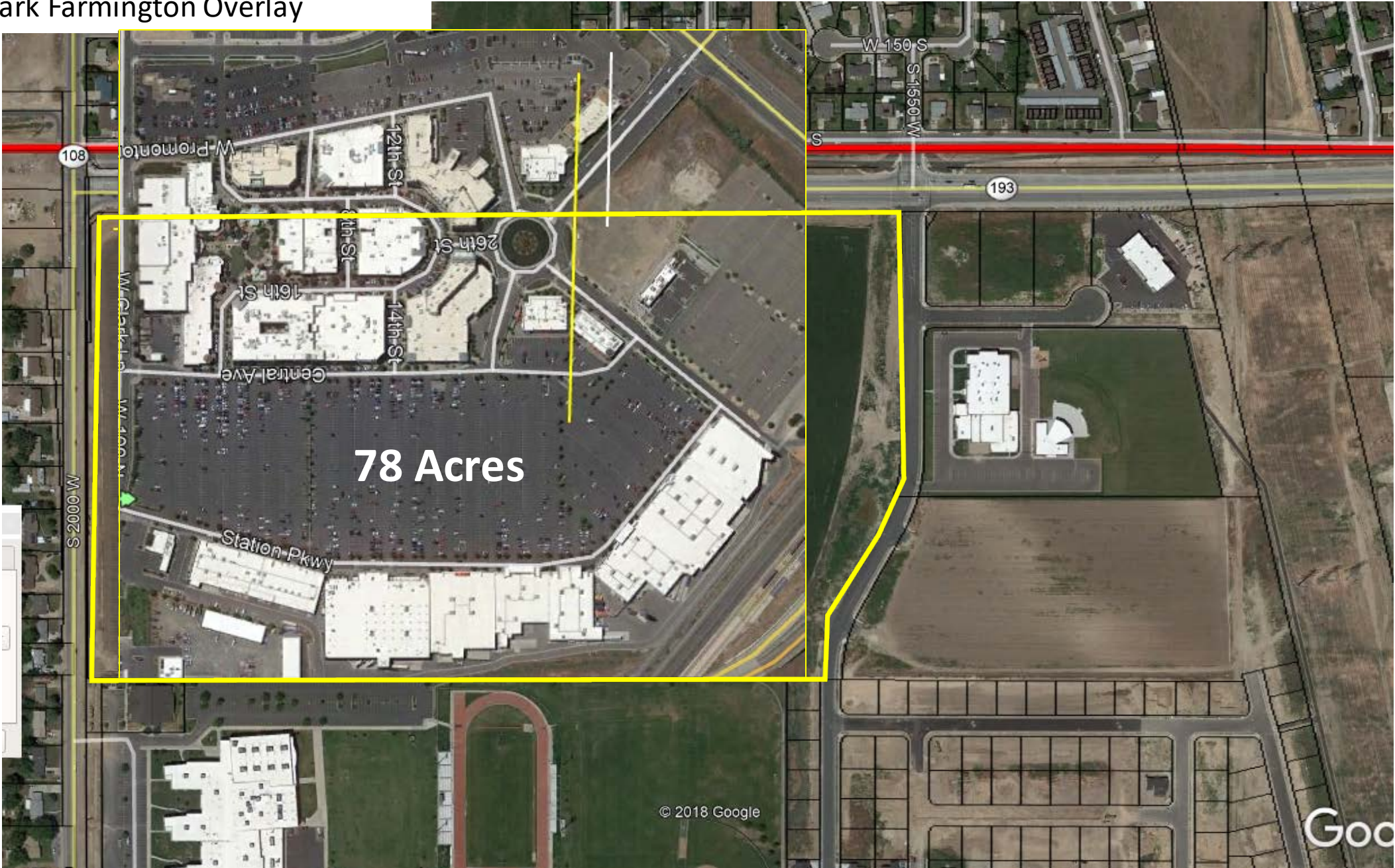


Ogden Costco Overlay





Station Park Farmington Overlay





Clinton Commercial Overlay





Existing conditions









Uintah Business Park Overlay





Kaysville Business Park Overlay

