

Minutes of the Special meeting of the Syracuse City Council held on January 24, 2017 at 8:55 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Andrea Anderson
Corinne N. Bolduc
Mike Gailey
Dave Maughan

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

City Employees Present:

City Attorney Paul Roberts
Finance Director Steve Marshall
Community and Economic Development Director Brigham Mellor
Parks and Recreation Director Kresta Robinson

8:55:39 PM

1. Meeting Called to Order/Adopt Agenda

Mayor Palmer called the meeting to order at p.m. as a regularly scheduled meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Councilmember.

8:55:45 PM

COUNCILMEMBER BOLDUC MOVED TO ADOPT THE AGENDA. COUNCILMEMBER ANDERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

8:55:57 PM

2. Public comments

Ralph Vaughan addressed the discussions that took place during the work session regarding recommendations forwarded by the Planning Commission regarding amendments to the R4 zone, yard setbacks, and the General Plan Map Amendment application for property at 700 South 4000 West. He stated that the proposed amendments relative to the R4 zone take into consideration conditions imposed upon a certain property that are one step short of ‘an act of God’; the Planning Commission was trying to preserve what the City Council has indicated they would like to see in the R4 zone while trying to be as fair as they could to the property owner. He then noted the recommendation regarding yard setbacks is in regards to Utah Department of Transportation (UDOT) past projects and future plans to widen roads throughout the City; the ordinance would address setback issues that may arise upon the widening of 2000 West in the City. He then addressed the issue relating to the General Plan amendment and noted that the Planning Commission’s recommendation was not an attempt to circumvent the City Council; the Planning Commission considered changes that have been made to the various zoning designations throughout the City and worked to select a zone that most closely mirrors existing development in the area. They tried to select a zone that matches the lot sizes present in developments to the north and east. He stated that planning standards throughout the United States call for dense zoning near the City’s center with less dense development towards the edge of the City. He noted the subject property is located on the City’s border with Davis County and West Point and the lot sizes recommended are simply consistent with existing development. He noted that in the past the Planning Commission has been criticized for ‘rubber stamping’ applications and they have been encouraged to discuss applications and indicate whether they feel a recommendation or application is appropriate. He stated the Planning Commission has done that with full knowledge that any recommendation they make could be disregarded or modified by the City Council.

9:00:14 PM

Chad Scholer asked how the City will go about scheduling a meeting with him in response to his previous request during the work session meeting. Mayor Palmer noted the City will schedule a meeting with Mr. Scholer. Mr. Scholer then noted that the water line running through his property runs constantly all summer long; the other source of water for Jensen Pond is the Layton Canal, which does not run constantly. He wonders how the City will get more water for the secondary water system without purchasing more water shares. He stated he has ridden his bike around Jensen Pond for 10 years and in the past three years since property was sold for the Ski Lakes development, the water levels have been very low. He is concerned about where the City will get additional shares to provide more secondary water to the City.

9:01:49 PM

3. Approval of Minutes:

The following minutes were reviewed by the City Council: Business Meeting of January 10, 2017.

9:02:23 PM

COUNCILMEMBER MAUGHAN MADE A MOTION TO APPROVE THE MINUTES LISTED ON THE AGENDA AS PRESENTED. COUNCILMEMBER ANDERSON SECONDED THE MOTION.

9:02:43 PM

4. Proposed Resolution R17-04 authorizing the Mayor to execute an amendment to the Annexation Agreement with Woodside Homes of Utah, LLC, pertaining to extended deadlines for final approval of pending applications.

A staff memo from the Community and Economic Development (CED) Department explained the architect hired by the developer needs additional time to complete architectural floor plans and elevations required to meet the conditions of planning commission’s recommendation for approval on January 3, 2017 – and to meet the requirements for a complete packet item. The following changes have been made to the agreement:

1. Moved the deadline for providing final action to February 14, 2017.

9:03:04 PM

Mr. Mellor reviewed the staff memo and summarized the changes to be made to the floor plans for homes that will be constructed in the Woodside development.

9:06:32 PM

COUNCIL MEMBER MAUGHAN MOVED TO ADOPT RESOLUTION R17-04 AUTHORIZING THE MAYOR TO EXECUTE AN AMENDMENT TO THE ANNEXATION AGREEMENT WITH WOODSIDE HOMES OF UTAH, LLC, PERTAINING TO EXTENDED DEADLINES FOR FINAL APPROVAL OF PENDING APPLICATIONS. COUNCILMEMBER GAILEY SECONDED THE MOTION; ALL VOTED IN FAVOR.

9:07:01 PM

5. Consideration of adjourning into Closed Executive Session pursuant to the provisions of Section 52-4-205 of the Open and Public Meetings Law for the purpose of discussing the character, professional competence, or physical or mental health of an individual; pending or reasonably imminent litigation; or the purchase, exchange, or lease of real property.

COUNCILMEMBER MAUGHAN MADE A MOTION TO CONVENE IN A CLOSED EXECUTIVE SESSION PURSUANT TO THE PROVISIONS OF SECTION 52-4-205 OF THE OPEN AND PUBLIC MEETINGS LAW FOR THE PURPOSE OF DISCUSSING THE PURCHASE, EXCHANGE, OR LEASE OR REAL PROPERTY AND PENDING OR REASONABLY IMMINENT LITIGATION. COUNCILMEMBER ANDERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

The closed session began at 9:07 p.m.

The meeting reconvened at 9:41 p.m.

At 9:41 p.m. COUNCILMEMBER ANDERSON MADE A MOTION TO ADJOURN. COUNCILMEMBER GAILEY SECONDED THE MOTION; ALL VOTED IN FAVOR.

Terry Palmer
Mayor

Cassie Z. Brown, MMC
City Recorder

Date approved: February 14, 2017