

Minutes of the Special Meeting of the Syracuse City Council held on April 26, 2013, at 4:02 p.m., in the Training Room of the Syracuse Fire Station, 1869 S. 3000 W., Syracuse City, Davis County, Utah.

Present: Councilmembers: Brian Duncan
Craig A. Johnson
Karianne Lisonbee
Douglas Peterson
Larry D. Shingleton

Mayor Jamie Nagle
City Manager Robert Rice
City Recorder Cassie Z. Brown

City Employees Present:

Police Chief Garret Atkin
Fire Chief Eric Froerer
Finance Manager Steve Marshall
City Attorney Will Carlson
Parks and Recreation Director Kresta Robinson
Community Development Director Sherrie Christensen
Public Works Director Robert Whiteley
IT Director TJ Peace

1. Meeting Called to Order

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Mayor Nagle called the meeting to order at 4:05 p.m. as a specially scheduled meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Councilmember

2. Approval of Minutes.

The minutes of the following meetings were reviewed: work session and regular meeting of April 9, 2013.

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COUNCILMEMBER PETERSON MADE A MOTION TO APPROVE THE MINUTES OF THE WORK SESSION AND REGULAR MEETING OF APRIL 9, 2013 AS PRESENTED. COUNCILMEMBER LISONBEE SECONDED THE MOTION; ALL VOTED IN FAVOR.

3. Recommendation of Award of Contract for 2400 West Road Improvement Project.

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A memo from the Public Works Director explained this project is one that was identified in our list as a high priority due to extremely poor existing asphalt conditions and subgrade failure. This will involve a complete rebuilt of 2400 West from 2700 South to the south lot of the Fox Haven Development. In addition, this project will also pulverize the existing asphalt and install new asphalt on 2700 South from 2750 West to 3000 West. The improvements on 2400 West were previously brought to Council with the Fox Haven Development where Clint Sherman agreed to cost share the asphalt replacement in exchange for the City owned property adjacent to the Fox Haven Development. The construction will begin as soon as contract documents are in place and be completed by June 2013. The total bid amount on this project is \$218,004.00 which came in about \$42,000 less than the budgeted amount. Clint Sherman will reimburse the City \$20,250.00 of the total bid amount. The funding for this project will come from the Class C fund. Staff recommends awarding the project contract to Staker Parson.

Mr. Whiteley reviewed his staff memo.

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COUNCILMEMBER PETERSON MADE A MOTION TO AWARD THE 2400 WEST ROAD IMPROVEMENT PROJECT CONTRACT TO STAKE PARSON COMPANIES. COUNCILMEMBER DUNCAN SECONDED THE MOTION; ALL VOTED IN FAVOR.

4. Final Approval, Gateway Subdivision Phase 5, located at approximately 530 West 2010 South.

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A memo from the Community Development Director explained this is the final phase of the Gateway Subdivision. This phase was given final approval in 2007 but due to the economic recession the plat was never recorded. Re-approval of the Final Plat will complete this subdivision and construction of the final connection of internal roads and to 500 West can be initiated. The Planning Commission held a public meeting on April 2, 2013 for Final Plan Re-approval of Gateway Subdivision, Phase 5. All items noted in staff reports have been addressed by the Planning Commission. The Syracuse City

Planning Commission recommends that the City Council approve the final plans for the Gateway Subdivision, Phase 5, located at approximately 530 West 2010 South, subject to meeting all requirements of the City's Municipal Codes and City staff reviews dated March 22, 2013.

Ms. Christensen reviewed her staff memo.

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COUNCILMEMBER LISONBEE MADE A MOTION TO GRANT FINAL APPROVAL FOR THE GATEWAY SUBDIVISION PHASE 5, LOCATED AT APPROXIMATELY 530 WEST 2010 SOUTH. COUNCILMEMBER JOHNSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

5. Final Approval, G&N Hansen Subdivision, located at approximately 2416 South 2000 West.

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A memo from the Community Development Director explained the Planning Commission held a public meeting on April 16, 2013 for Final Plan approval of G&N Hansen Subdivision. All items noted in staff report have been addressed by the Planning Commission. All requirements of sketch, preliminary and final have been met. The Planning Commission had a discussion with the applicant and City Attorney regarding the transfer of required water shares for secondary water service. It was noted that two of the three lots already have existing homes and the entire property has been serviced by secondary water. It is presumed that the required water shares for the service have previously been obtained by the City. However the ordinance does not create a mechanism for the development of such parcels already receiving secondary water service to waive the transfer of additional water shares. The required water shares for the one new lot would be 0.84 acre feet. (rounded to 1 acre foot) It was determined that the applicant would pay park improvement fees for only the new lot being created, and appropriate impact fees at the time of issuance of building permit. The Syracuse City Planning Commission hereby recommends that the City Council approve the final plans for the G&N Hansen Subdivision, located at approximately 2416 South 2000 West, subject to meeting all requirements of the City's Municipal Codes and City staff reviews dated April 11, 2013.

Ms. Christensen reviewed her staff memo.

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COUNCILMEMBER JOHNSON MADE A MOTION TO GRANT FINAL APPROVAL FOR THE G&N HANSEN SUBDIVISION, LOCATED AT APPROXIMATELY 2416 SOUTH 2000 WEST. COUNCILMEMBER PETERSON SECONDED THE MOTION.

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The Council had a brief discussion regarding the requirement to transfer 0.84 acre feet of water to the City; the discussion centered on making an exception to the City Code to allow Mr. Hansen to proceed with the subdivision of his property without providing additional water shares to the City. City Attorney Carlson explained the City Code does not provide an avenue to allow such an exception and that the Council could choose to table final approval and proceed with a Code amendment.

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COUNCILMEMBER JOHNSON MADE A MOTION TO TABLE CONSIDERATION OF GRANTING FINAL APPROVAL FOR THE G&N HANSEN SUBDIVISION, LOCATED AT APPROXIMATELY 2416 SOUTH 2000 WEST. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

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At 4:21 p.m. COUNCILMEMBER SHINGLETON MADE A MOTION TO ADJOURN. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

Jamie Nagle
Mayor

Cassie Z. Brown, CMC
City Recorder

Date approved: May 14, 2013