

Minutes of the Special meeting of the Syracuse City Council held on April 25, 2017 at 9:45 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
Jordan Savage

Mayor Terry Palmer
City Manager Brody Bovero (via telephone)
City Recorder Cassie Z. Brown

City Employees Present:

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

1. Meeting Called to Order/Adopt Agenda

Mayor Palmer called the meeting to order at 9:22 p.m. as a special meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Councilmember.

2. Public comment

There were no public comments.

3. Common consent: Final Subdivision Plat Approval, Still Water Phase 2, located at approximately 3400 S. 2000 W.

A staff memo from the Community and Economic Development (CED) Department provided the following information regarding the application:

Location: 3400 South 2000 West
Current Zoning: RPC
General Plan: RPC
Total Subdivision Area: 16.85 Acres

The applicant is requesting approval of a 68-lot final plat called Still Water Phase 2. This is part of a larger development of approximately 700 lots called Still Water to be developed by Woodside Homes, Utah.

This phase will be the first of 4 in the area between the Davis County canal and 2000 West. The lots in this phase are smaller than those in the previous phase 1 of the Still Water subdivision with most being in the 3,500 to 4,000 square foot range. Many of the lots will front private shared driveways though some will front the public street.

All lots in this phase meet the minimum lot dimensions in the RPC Zone and all other common areas are as were originally approved in the preliminary plat. The only change to common area that would be requested by staff arise from an analysis of plans for the surrounding area.

To the north, UDOT is planning a park-and-ride adjacent to a planned on/off ramp for the West Davis Corridor. The park-and-ride will feature a transit stop which will be close to the homes in this development. To facilitate pedestrian access to the transit stop from this development, the applicant has placed a sidewalk pedestrian connection between the parking lot in the northwestern open space and the sidewalk on 2000 West.

Because this is an administrative item, if it meets the City Code requirements, it must be approved unless there is a viable public health, safety, or welfare reason for denial. The Planning Commission reviewed the project in the May 16th meeting and is forwarding a recommendation for approval with the condition that all staff comments be addressed prior to your approval.

COUNCILMEMBER MAUGHAN MOVED TO GRANT FINAL SUBDIVISION PLAT APPROVAL FOR STILL WATER PHASE 2, LOCATED AT APPROXIMATELY 3400 S. 2000 W. COUNCILMEMBER BOLDUC SECONDED THE MOTION; ALL VOTED IN FAVOR.

At 9:23 COUNCILMEMBER MAUGHAN MADE A MOTION TO ADJOURN. COUNCILMEMBER ANDERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

Terry Palmer

Cassie Z. Brown, MMC

City Council Special Meeting
May 23, 2017

Mayor

City Recorder

Date approved: July 11, 2017