

Minutes of the Work Session meeting of the Syracuse City Council held on July 14, 2015, at 6:03 p.m., in the Council Work Session Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

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

City Manager Brody Bovero
City Recorder Cassie Z. Brown

Excused: Mayor Terry Palmer
Councilmember Douglas Peterson

City Employees Present:

Finance Director Steve Marshall
Public Works Director Robert Whiteley
Fire Chief Eric Froerer
Police Chief Garret Atkin
Parks and Recreation Director Kresta Robinson
Acting Community and Economic Development Director Noah Steele

The purpose of the Work Session was to review the agenda for the business meeting to begin at 7:00 p.m.; review the following items forwarded by the Planning Commission: Final Subdivision Plan Approval, Still Water Lake Estates Phase 7, located at approximately 3669 S. Bayview Drive, and Proposed Ordinance 15-14 amending Title Eight of the Syracuse City Code pertaining to construction specifications; review agenda item eight, Proposed Ordinance amending Title Three of the Syracuse City Code pertaining to the Museum and Cultural Center Board; review agenda item nine, authorize Administration to award and execute contract for Smedley Acres Culinary Waterline Project Phase 2; and discuss Council business.

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Agenda review

Mayor Pro-Tem Johnson briefly reviewed the agenda for the business meeting to begin at 7:00 p.m.

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**Review items forwarded by the Planning Commission:
Final Subdivision Plan Approval, Still Water Lake
Estates Phase 7, located at approximately 3669 S.
Bayview Drive**

A staff memo from the Community and Economic Development (CED) Department explained the zoning of the subject property is R-1 Cluster Residential, the applicant is Irben Development, the total size of the property is 5.5 acres, and the applicant has requested approval of 28 lots. The City has been working with the developer on this project for approximately three and one-half years. The project outline is as follows:

Sales Contract of City Property
City Council January 31, 2012

Annexation of Irben Property
City Council May 8, 2012

General Plan/Rezone Approval
City Council June 26, 2012

Sketch Plan Reviews-(30 ski lots, 288 Town Homes)

Planning Commission July 17, 2012-Tabled

August 7, 2012-Tabled (dead end street length, county canal crossing)

Annexation of Weaver Property
City Council March 12, 2013

Sketch Plan Amendment-(30 ski lots, 202 cottage lots, 168 Town Homes=400 units)
Planning Commission June 4, 2013- Tabled to modify lots to minimum 5,000 sq. ft., 55 feet frontage, side setbacks of 8 feet, reduce number of entrances on Gentile, and replace flag lot with cul-de-sac.
August 6, 2013- Approved Sketch, conditioned upon removing Phase 8 if purchased by UDOT.

Sketch Plan Amendment-(30 ski lots, 134 cottage lots, 54 courtyard lots, 56 town homes)
Planning Commission October 16, 2013- Denied for deviating from previous approval which required 5,000 sq. ft., 55 feet of frontage, and 8 foot side setbacks.

Preliminary Plan-(30 ski lots, 165 cottage lots)
Planning Commission February 18, 2014- Tabled to review previous approvals/requirements
March 4, 2014-Approved

Conditional Use Approval
Planning Commission May 6, 2014-Approved
City Council May 14th -Approved

Final Plan
Planning Commission July 7, 2015

This application is for final plan approval of the Still Water Lake Estates subdivision phase 7 located on 3669 S Bayview Drive. This proposal consists of 28 single family homes. The overall development is 86.55 acres with a net density of 2.78 DU/AC. The Planning Commission moved to recommend approval to the City Council of the Still Water Lake Estates Phase 7 Final Plan, Irben Development, property located at approximately 3669 S Bayview Dr., subject to all applicable requirements of the City's municipal codes and City staff reviews.

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Acting CED Director Steele reviewed the staff memo. The Council had a brief discussion about the density of phase seven, with Mr. Steele concluding it is located in the more dense area of the development.

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**Review items forwarded by the Planning Commission:
Proposed Ordinance 15-14 amending Title Eight of the
Syracuse City Code pertaining to construction
specifications**

A staff memo from the Community and Economic Development (CED) Department explained City code has not been updated since the City Council adopted the Engineering Standards and Specifications through resolution. This amendment is to rectify the conflicts that exist.

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Public Works Director Whiteley reviewed the staff memo.

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Councilmember Gailey asked if the Council can enact future amendments to the engineering standards via resolution, to which Mr. Whiteley answered yes.

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**Review agenda item eight, Proposed Ordinance
amending Title Three of the Syracuse City Code
pertaining to the Museum and Cultural Center Board.**

An Administrative memo explained the Museum and Cultural Center Board's purpose is to identify, preserve, protect, and enhance historic artifacts associated with the City and its residents and other items of historical significance. The current wording of Chapter 3.40 in the Syracuse City Code states that the Board shall consist of between five and nine

members. Mayor Palmer has proposed that the number of members on the Museum and Cultural Center Board shall be changed from between five to nine members to seven members.

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City Manager Bovero reviewed the staff memo. There was a brief discussion about those that would be appointed to the Museum and Cultural Center Board, with Councilmember Gailey indicating he has provided Mayor Palmer with a list of the names of residents he feels would be willing to serve.

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Review agenda item nine, Authorize Administration to award and execute contract for Smedley Acres Culinary Waterline Project Phase 2.

This item was removed from the agenda.

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Council business

The Council had a discussion about water pressure issues that some residents are experiencing. Public Works Director Whiteley indicated City Administration has scheduled a town hall meeting to discuss the causes of the low pressure issues with the residents; the main cause of low pressure is high demand on the City's water supply.

Councilmember Lisonbee then noted that there was a recent newspaper article indicating that Davis County Mayors support the West Davis Corridor. She stated there have been some differing opinions on the City Council and she indicated that it may be appropriate to have an additional discussion or action during the next Council meeting to discuss West Davis Corridor and the Shared Solution. Councilmember Duncan supported that recommendation.

Councilmembers then provided brief reports regarding the activities they have participated in since the last City Council meeting.

The meeting adjourned at 6:32 p.m.

Terry Palmer
Mayor

Cassie Z. Brown, CMC
City Recorder

Date approved: July 28, 2015