

Minutes of the Special Meeting of the Syracuse City Council held on September 28, 2010, at 7:55 p.m., in the Council Conference Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Alan Clark  
Douglas Hammond  
D. Matthew Kimmel  
Douglas Peterson  
Larry D. Shingleton

Mayor Jamie Nagle  
Acting City Administrator/Public Works Director Mike Waite  
City Recorder Cassie Z. Brown

City Employees Present:  
Community Development Director Mike Eggett  
GIS Technician Troy Moyes  
City Engineer Robert Whiteley

### 1. Meeting Called to Order

Mayor Nagle called the meeting to order at 7:00 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.

COUNCILMEMBER CLARK MADE A MOTION TO ADOPT THE AGENDA. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

### 2. Subdivision Plat and Site Plan Approval, LDS Syracuse Bluff Stake Meetinghouse, located at approximately 2725 W. 1200 S.

Richards/Bott Architects are requesting Subdivision Plat and Site Plan approvals for an LDS Syracuse Bluff Stake meetinghouse, located at 2725 West 1200 South, adjacent to the northwest portion of the Huckleberry Subdivision, on 3.599 acres of land. Staff reviewed this application and complied with all noticing requirements for Site Plans and Subdivision Plats. The Planning Commission held a public hearing, on September 21, 2010, and recommended approval of this request subject to all requirements of the Land Use Ordinance specific to such a development and with conditions that the applicants resolve all issues outlined in Epic Engineering's letter, dated September 14, 2010, and staff's review letter, dated September 16, 2010, requesting that they provide an easement for the temporary turnaround location, or an agreement from the land owner to allow for vehicular access to the temporary turnaround, and calculate the storm drain for 3.59 acres instead of 3.02 acres.

GIS Technician Troy Moyes reviewed the memo provided by staff. He explained that the LDS Church does not plan to construct the building for up to two years so they may be required to have the project approved by the City a second time. He stated that Brian Bott or Richards/Bott Architects is present this evening to answer any questions the Council may have.

Public Works Director Waite stated that he had some questions about the storm and sanitary sewer lines running through the property. Mr. Bott explained that all of the City's concerns relative to utilities have been addressed and the sanitary and storm sewer lines will be connected at 1200 South.

Councilmember Kimmel asked what other adjustments to the project have been made. Mr. Moyes explained there were some measurement changes following the Planning Commission public hearing; the Planning Commission approved the site plan contingent on some amendments being made and Mr. Bott has complied with those requests. Councilmember Kimmel asked if most of the changes are of an engineering nature, to which Mr. Moyes answered yes. He then stated that staff feels confident that this project would be a good fit for this area.

Councilmember Peterson stated that there is a discrepancy on the plat and the street plan relative to a measurement for at turn around. Mr. Bott stated he believes that the pavement area is a certain distance while the easement is a greater distance. City Engineer Whiteley stated he believes that is correct.

Councilmember Hammond stated that he noticed there is handicapped parking on the two sides as well as one end of the building; on the two building sides there is a curb cut for the handicapped parking, but there is not a curb cut on the end of the building. Mr. Bott stated that the intent is to have curb cuts located wherever there is handicapped parking though that may not be specified on the plat.

Councilmember Hammond asked if this building will be a meetinghouse or a stake center. Mr. Bott stated it is a stake center.

Mayor Nagle asked Mr. Whiteley if he is comfortable recommending approval of the plat and site plan, to which Mr. Whiteley answered yes. Community Development Director Eggett stated he is confident recommending approval as well.

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COUNCILMEMBER HAMMOND MADE A MOTION TO GRANT SUBDIVISION PLAT AND SITE PLAN APPROVAL FOR THE LDS SYRACUSE BLUFF STAKE MEETING HOUSE LOCATED AT APPROXIMATELY 2725 W. 1200 S. CONTINGENT TO THE RECOMMENDATIONS OF CITY STAFF. COUNCILMEMBER CLARK SECONDED THE MOTION; ALL VOTED IN FAVOR.

The City Council then reconvened in their work session to the purpose of receiving Council reports and discussing Council business.

3. 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 SHINGLETON MOVED THE COUNCIL ADJOURN INTO 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 CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL. COUNCILMEMBER HAMMOND SECONDED THE MOTION, WITH THE FOLLOWING ROLL CALL VOTE: VOTING "AYE" – COUNCILMEMBERS CLARK, HAMMOND, PETERSON, AND SHINGLETON. VOTING "NO" – NONE. Councilmember Kimmel was not present when this vote was taken.

The meeting adjourned into Closed Executive Session at 8:33 p.m.

The meeting reconvened at 9:40 p.m.

At 9:42 p.m. COUNCILMEMBER SHINGLETON MADE A MOTION TO ADJOURN. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR. Councilmember Kimmel was not present when this vote was taken.

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Jamie Nagle  
Mayor

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Cassie Z. Brown, CMC  
City Recorder

Date approved: October 12, 2011