

Minutes of the Regular Meeting of the Syracuse City Council, held on June 10, 2025, at 6:00 p.m., in a hybrid in-person/electronic format via Zoom, meeting ID 898 6153 9397, in-person in the City Council Chambers at 1979 W. 1900 S., and streamed on the Syracuse City YouTube Channel in accordance with House Bill 5002, Open and Public Meetings Act Amendments, signed into law on June 25, 2020.

Present: Councilmembers: Jennifer Carver
Brett Cragun
Julie Robertson
Paul Watson

Excused: Councilmember Jordan Savage

Mayor Dave Maughan
City Manager Brody Bovero
Administrative Services Director/City Recorder Cassie Brown

City Employees Present:
Assistant City Manager Stephen Marshall
City Attorney Colin Winchester
Fire Chief Aaron Byington
Police Chief Garret Atkin
Parks and Recreation Director Kresta Robinson
Public Works Director Robert Whiteley
Community and Economic Development Director Noah Steele
Communications Specialist Kara Finley

1. Meeting Called to Order

Mayor Maughan called the meeting to order at 6:00 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. Councilmember Cragun provided an invocation. Councilmember Robertson led the audience in the Pledge of Allegiance.

Mayor Maughan amended the agenda by moving agenda item three ahead of agenda item two.

3a. Recognition: Presentation of Utah Managing Fire Officer Designation to Battalion Chief Jared Sholly.

Fire Chief Byington explained Battalion Chief Jared Sholly has been awarded the Utah Managing Fire Officer Designation as outlined by the International Association of Fire Chiefs and adopted by the Utah Commission on Fire Officer Designation. Battalion Chief Sholly has combined hundreds of hours of training, education and experience to meet the requirements for this designation. His hard work and commitment to this process shows his dedication to not only the Utah State Fire Service but to Syracuse City and our department as well. Chief Byington asked the Mayor and Council to join him in congratulating Battalion Chief Jared Sholly for attaining this designation.

3b. Recognition: Presentation of American Red Cross Lifesaving Award to Lexi Kinison and Page Sorensen.

Fire Chief Byington invited Deputy Chief Hamblin and Battalion Chief Eckhart to join him and he invited Battalion Chief Eckhart to present the award since he is he processed this award through the American Red Cross.

Battalion Chief Eckhart explained on June 22, 2024, Syracuse Fire was called to an emergency medical incident involving a three-year-old male who was found face-down in a swimming pool. The child was removed from the pool by his father and found to be unresponsive and not breathing. Without delay, Lexi Kinison began mouth-to-mouth resuscitation while Page Sorensen initiated chest compressions. When EMS crews arrived, the boy had a pulse, was breathing on his own, and had regained consciousness. He was transported to the hospital and made a full recovery. Lexi and Page's decisive and skilled application of CPR was due to training they had received years earlier as lifeguards, and without their quick and effective intervention, the outcome could have been tragically different. Tonight, the Fire Department recognizes Lexi Kinison and Page Sorensen with the American Red Cross Life Saving Award, honoring their bravery, composure, and commitment to the preservation of life. Their actions exemplify the highest standards of heroism and community spirit.

Chief Byington asked the Mayor and Council to join the Fire Department in congratulating Lexi Kinison and Page Sorensen.

2. Public comment:

There were no public comments.

4. Approval of minutes

The following minutes were reviewed by the City Council: May 13, 2025 City Council Business Meeting and May 27, 2025 City Council Work Session.

COUNCILMEMBER ROBERTSON MADE A MOTION TO APPOROVE THE MINUTES LISTED ON THE AGENDA AS PRESENTED. COUNCILMEMBER CRAGUN SECONDED THE MOTION; ALL VOTED IN FAVOR. Councilmember Savage was not present when this vote was taken.

5a. Consent item: Proposed Resolution R25-21 authorizing the Mayor to execute the attached Interlocal Cooperation Agreement for the 700 South road widening project – 2025.

An administrative staff memo explained West Point and Syracuse obtained a grant from Davis County to improve 700 South between 3500 West and 4000 West (road widening, roundabout, intersection improvements). The grant requires the cities to match 20 percent, and the cities propose entering into an interlocal cooperation agreement that fixes each city's financial contribution at 10 percent and designates West Point as the party responsible to design, bid and manage the project.

COUNCILMEMBER WATSON MADE A MOTION TO ADOPT RESOLUTION R25-21 AUTHORIZING THE MAYOR TO EXECUTE THE ATTACHED INTERLOCAL COOPERATION AGREEMENT FOR THE 700 SOUTH ROAD WIDENING PROJECT – 2025. COUNCILMEMBER ROBERTSON SECONDED THE MOTION; ALL VOTED IN FAVOR. Councilmember Savage was not present when this vote was taken.

5b. Consent item: Proposed Resolution R25-22 amending the Syracuse City Signature and Contract Routing Policy.

An administrative staff memo explained the City utilizes a signature authority/contract routing policy to help administer the contract execution process. The policy identifies different types of contracts the City may enter into and identifies the appropriate individual, i.e., the Mayor, City Manager, Department Heads, or Division Managers, to sign agreements. The catalyst for proposing amendments to the Policy was the creation of the Assistant City Manager position; Administration found it necessary to identify that position in the policy to clearly communicate which contracts the position has signature authority for. However, during a thorough review of the policy, Administration felt other changes were also needed. This includes updating the title for City Administrator to City Manager, and increasing dollar amounts that are used to identify signature authority so that the thresholds more closely align with the City's purchasing policy. This item was reviewed during the Council's May 27, 2025 Work Session and the Council expressed support for the proposed amendments.

COUNCILMEMBER WATSON MADE A MOTION TO ADOPT RESOLUTION R25-22 AMENDING THE SYRACUSE CITY SIGNATURE AND CONTRACT ROUTING POLICY. COUNCILMEMBER ROBERTSON SECONDED THE MOTION; ALL VOTED IN FAVOR. Councilmember Savage was not present when this vote was taken.

6. Proposed Resolution R25-23 appointing Blake Baker and Jace Burk to the Syracuse City Planning Commission

An administrative staff memo explained there are two positions on the Planning Commission with expiration terms of June 2025. Mayor Maughan advertised the position openings and interviewed interested candidates. He is recommending the appointment of Blake Baker and Jace Burk to the positions, with their terms expiring June 2029.

Councilmember Watson asked who Mr. Blaker and Mr. Burk will be replacing on the Planning Commission, to which Mayor Maughan answered Commissioners Hellewell and Hunter.

COUNCILMEMBER CRAGUN MADE A MOTION TO ADOPT PROPOSED RESOLUTION R25-23 APPOINTING BLAKE BAKER AND JACE BURK TO THE SYRACUSE CITY PLANNING COMMISSION. COUNCILMEMBER WATSON SECONDED THE MOTION; ALL VOTED IN FAVOR. Councilmember Savage was not present when this vote was taken.

7. Public hearing: Proposed Resolution R25-25, amending the Syracuse City Fiscal Year (FY) 2024-2025 budget.

An administrative staff memo referenced several budget documents included in the City Council meeting packet: Fiscal Year (FY) 2025 budget adjustments, capital projects revised and original project list, and vehicle and capital listing – capital project funds. The memo also explained that the budget opening includes carryover of project funds from prior year that were not completed and updates to approved projects as follows:

- Addition – Add 90k for replacement of dump truck in our parks and recreation department.
- Revised – add 170k to land purchase for secondary reservoir (this number could change based on negotiations with UDOT).
- Revised – add 315k to land purchase for park maintenance and BMX course (this number could change based on negotiations with UDOT).

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- Addition – Add 80k for city hall interior light conversion. This amount will be covered by an energy-efficiency grant.

The memo also noted the budget includes changes to operational budgets, as well as the following significant changes to other funds:

- Capital Projects Fund – removed FEMA AFG grant. Not awarded.
- Secondary Fund – increase budget for secondary meter grant. Covered by grant.
- Interest income – update is some of the funds
- RDA, EDA, CDA Funds – updated revenue and expenses based on final numbers from distribution.

Mr. Marshall reviewed his staff memo and noted the item highlighted in red above was not included in previous documentation regarding the proposed budget amendments.

Mayor Maughan opened the public hearing at 6:13 p.m.; there were no persons appearing to be heard and the public hearing was closed.

COUNCILMEMBER WATSON MADE A MOTION TO ADOPT RESOLUTION R25-25, AMENDING THE SYRACUSE CITY FISCAL YEAR (FY) 2024-2025 BUDGET. COUNCILMEMBER CRAGUN SECONDED THE MOTION; ALL VOTED IN FAVOR. Councilmember Savage was not present when this vote was taken.

8. Public hearing: Proposed Resolution R25-24, adopting the Tentative Budget as the Final Budget for Fiscal Year (FY) 2025-2026, and accepting the certified tax rate from Davis County.

An administrative staff memo explained as required by Utah Code Annotated 10-6-113, the governing body shall establish the time and place of a public hearing to consider its adoption and shall order that notice of the public hearing be published at least seven days prior to the public hearing. This requirement has been met since the City Council adopted the tentative budget on May 13 and set a public hearing on June 10, 2025, to consider adoption of the final budget. As required by Utah Code Annotated 10-6-118, “before June 30 of each fiscal period, or, in the case of a property tax increase under Sections 59-2-919 through 59-2-923, before September 1 of the year for which a property tax increase is proposed, the governing body shall by resolution or ordinance adopt a budget for the ensuing fiscal period for each fund for which a budget is required under this chapter. The budget officer of the governing body shall certify a copy of the final budget and file with the state auditor within 30 days after adoption.” This requirement will be met tonight with the approval of the budget and the final budget will be certified and filed with the state auditor within 30 days of this date. The tentative budget proposal was accepted on May 13 by the City Council with a no tax increase option and with the following key budget decisions:

- Remove 9 firefighters and apply for SAFER grant ~ 1,100,000 reduction.
- Temporary measure reduction of recruitment and retention plan to save 600k.
- Increase bond payments by 500k in impact fee fund to reduce the amount needed to be paid by the general fund. Temporary measure.
- Freeze two police staff positions for FY2026. Temporary savings of 240k.
- Remove road transfer from general fund to class c road fund – decrease 162k
- Eliminate 2 parks positions from budget proposal ~162k savings
- Negotiated savings and benefits changes on medical benefits plan - 330k savings

These changes reduced the City’s budget deficit down to \$524,000 with the decision to make up this difference with rainy day fund balance reserve.

The memo also provided information regarding potential utility fee increases:

<u>Utility Fund</u>	<u>Rate Change</u>	<u>Description</u>
Secondary Water Fund	\$0.40	Rate Increases from water irrigation companies.
Secondary Water Fund	\$0.24	Fund the City’s recruitment and retention plan.
Storm Water Fund	\$0.09	Fund the City’s recruitment and retention plan.
Culinary Water Fund	0.79	Weber Basin Water pass-through costs for higher cost of water. This was a 8.5% increase.
Culinary Water Fund	\$0.12	Fund the City’s recruitment and retention plan.
Sewer Fund	\$2.50	Rate Increase from North Davis Sewer District to fund capital projects.
Sewer Fund	\$0.10	Fund the City’s recruitment and retention plan.
Garbage Fund	\$4.00	City added mandatory recycling as a bundled service to all citizens.
Garbage Fund	\$0.15	Increase cost for garbage waste hauling services. Contract increase of 3.0% or CPI.
Total Increase	\$8.39	Per user per month minimum

<u>Utility Fund</u>	<u>Rate Change</u>	
Secondary Water Fee	\$0.64	
Storm Water Fee	\$0.09	
Culinary Water Fee	\$0.91	
Sewer Fee	\$2.60	
Garbage Fee	\$4.15	Effective May 1, 2025
Total Fee Change	\$8.39	

Mr. Marshall reviewed his staff memo and noted that no changes have been made to the tentative budget document since the Council's last review and discussion of the matter

Mayor Maughan opened the public hearing at 6:15 p.m.; there were no persons appearing to be heard and the public hearing was closed.

COUNCILMEMBER WATSON MADE A MOTION TO ADOPT RESOLUTION R25-24, ADOPTING THE TENTATIVE BUDGET AS THE FINAL BUDGET FOR FISCAL YEAR (FY) 2025-2026, AND ACCEPTING THE CERTIFIED TAX RATE FROM DAVIS COUNTY. COUNCILMEMBER ROBERTSON SECONDED THE MOTION; ALL VOTED IN FAVOR, WITH THE EXCEPTION OF COUNCILMEMBER CARVER, WHO VOTED IN OPPOSITION. Councilmember Savage was not present when this vote was taken.

9. Public hearing: Proposed Ordinance 25-29 approving Fiscal Year (FY) 2025 compensation increases for Executive Municipal Officers.

An administrative staff memo explained State Law 10-3-818 requires "The elective and statutory officers of municipalities shall receive the compensation for their services that the governing body fixes by ordinance adopting compensation or compensation schedules enacted after public hearing." This includes the city manager, assistant city manager, city attorney, department heads, and assistant department heads. Before a governing body may adopt a final budget or a final amended budget that includes a compensation increase for an executive municipal officer, the governing body shall:

- (i) hold a public hearing on the compensation increase; and
- (ii) publish notice of the time, place, and purpose of the public hearing:
 - (A) for at least seven days before the date of the public hearing; and
 - (B) as a class A notice under Section 63G-30-102.

A public hearing under Subsection (2)(c)(i):

- (i) shall be held separate from any other public hearing; and
- (ii) may be held the same day as another public hearing, including immediately before or after the other public hearing.

Below is a list of percentage increases of those positions identified above. Some positions are eligible for a benchmark adjustment that is completed biannually across half the departments each year.

Title	Benchmark Adjustment	Merit Increase	Total Increase
City Manager	4%	Up to 2.5%	Up to 6.5%
Assistant City Manager	2.9%	Up to 2.5%	Up to 5.4%
City Attorney	4%	Up to 2.5%	Up to 6.5%
CED Director	4%	Up to 2.5%	Up to 6.5%
Administrative Services Director / City Recorder	2.9%	Up to 2.5%	Up to 5.4%
Public Works Director	4%	Up to 2.5%	Up to 6.5%
Parks & Rec Director	0%	Up to 2.5%	Up to 2.5%
Asst Parks & Rec Director	0%	Up to 2.5%	Up to 2.5%
Police Chief	0%	Up to 2.5%	Up to 2.5%
Assistant Police Chief	0%	Up to 2.5%	Up to 2.5%
Fire Chief	0%	Up to 2.5%	Up to 2.5%
Deputy Fire Chief	0%	Up to 2.5%	Up to 2.5%

Mayor Maughan opened the public hearing at 6:16 p.m.; there were no persons appearing to be heard and the public hearing was closed.

COUNCILMEMBER WATSON MADE A MOTION TO ADOPT ORDINANCE 25-29 APPROVING FISCAL YEAR (FY) 2025 COMPENSATION INCREASES FOR EXECUTIVE MUNICIPAL OFFICERS. COUNCILMEMBER CARVER SECONDED THE MOTION; ALL VOTED IN FAVOR. Councilmember Savage was not present when this vote was taken.

10. Public hearing: Proposed Resolution R25-26, amending the Syracuse City Consolidated Fee Schedule by making adjustments throughout.

An administrative staff memo provided the following list of proposed changes to the consolidated fee schedule:

- Utility Rate Changes:
 - Culinary Water: Increase of \$0.91 for water rate increases from Weber Basin Water and benchmark adjustments.
 - Secondary Water: Increase of \$0.64 for water rate increases from irrigation companies and benchmark adjustments.
 - Storm Water: Increase by \$0.09 for benchmark adjustments.
 - Sewer Fund: Increase of \$2.60 for NDSD sewer fee increase and benchmark adjustments.
- CED Department:
 - Increase base inspection fee to \$100.00 per inspection.
 - Add a \$1,500.00 refundable deposit for temporary firework merchants who clean up site.
- Fire Department:
 - Fees were separated into categories to make it easier to identify
 - There were a few verbiage changes for clarification
 - Increased the base and additional fee a few areas due to increased employee wages and cost of supplies over the past few years
 - Added Plan Reviews and Inspections for two reasons, 1st is to capture revenue that other cities charge for, and 2nd is to be prepared for an MOU that is in the works with Davis County for providing fire marshal services to unincorporated buildings and areas.
 - Added pyrotechnics to match the ordinance change that was approved last month
- Public Works Department:
 - Change Storm Water Pollution – Illicit Discharge fee to \$250 plus remediation costs.
 - Increase Staffing and heavy equipment contract rates to \$150.00 and \$200.00.
 - Bulk Water Fill - increase to \$6.78 per 1,000 gallons
 - Temporary construction meter - increase to \$75.00 per application
 - Storm Water Pollution – several changes due to changes to Utah Code 19-5-108.3. See the fee schedule for details.
 - Updated water connection fees for both culinary and secondary water. See the fee schedule for details.
- Parks and Recreation Department
 - Remove ice rink and skate rentals
 - Pavilion fee changes
 - Legacy Park fee increases
 - Jensen Park fee increases
 - Cemetery headstone marking fee – new
 - Gym floor cover fee – new
 - Increase day passes at community center
 - Add new chart for field usage fees and replace old fees
 - Recreation program fees – changed to range of fees and condensed fee schedule.
- Post Office
 - Consolidated into 2 lines and recommended using USPS approved pricing so we don't have to update the fees each time they change at USPS.
- Consolidated all the fines together in one section and added additional fines for storm water violations.
- Council decided to move the noise ordinance and park and trail violations discussion to the June 24th work session.

Mayor Maughan opened the public hearing at 6:18 p.m.; there were no persons appearing to be heard and the public hearing was closed.

COUNCILMEMBER CRAGUN MADE A MOTION TO ADOPT RESOLUTION R25-26, AMENDING THE SYRACUSE CITY CONSOLIDATED FEE SCHEDULE BY MAKING ADJUSTMENTS THROUGHOUT. COUNCILMEMBER ROBERTSON SECONDED THE MOTION; ALL VOTED IN FAVOR. Councilmember Savage was not present when this vote was taken.

11. Proposed Resolution R25-27, adopting the Syracuse City Wage Scale for Fiscal Year (FY) 2025-2026.

A staff memo from the Assistant City Manager explained proposed benchmark adjustments for Administration, CED, Public Works, and Fire are included in the wage scale. City Administration has swapped the Community and Economic Development (CED) and Fire Departments in the rotation. Next year the City will perform benchmark adjustments for CED, Police, and Parks and Recreation. Other changes made to positions in the wage scale include:

- Combine City Recorder title with Administrative Services Director
- Move Fire Marshal from exempt to non-exempt
- Move City Engineer from non-exempt to exempt
- Correct the Recreation I, II, and III scales

The updates to the wage scale will become effective for the new budget year starting July 1, 2025.

COUNCILMEMBER CRAGUN MADE A MOTION TO ADOPT RESOLUTION R25-27, ADOPTING THE SYRACUSE CITY WAGE SCALE FOR FISCAL YEAR (FY) 2025-2026. COUNCILMEMBER WATSON SECONDED THE MOTION; ALL VOTED IN FAVOR. Councilmember Savage was not present when this vote was taken.

12. Proposed Resolution R25-28, authorizing and directing the participation of Syracuse City in the Public Employees Retirement System and the Public Safety Retirement System of the Utah Retirement Systems (URS) for Fiscal Year (FY) 2025-2026.

A staff memo from the Assistant City Manager explained the City is required by Utah Code Title 49, Chapters 11-15 to pay retirement contributions for full-time employees. Each year, the City is required to certify the contribution rates that will be paid for retirement to Utah Retirement Systems (URS) for our full-time employees. These rates vary depending on which system the employees are in and when they were hired. The City currently participates in 9 different retirement programs offered by URS. This includes Police, Fire, and Administrative staff as well as tier I and tier II employees. They are outlined below:

Local Government Employee	Tier I – DB	15.97%
Local Government Employee	Tier II – DB Hybrid	14.19%
Local Government Employee	Tier II – DC	14.19%
Public Safety – Police	Tier I – DB	33.04%
Public Safety – Police	Tier II – DB Hybrid	29.56%
Public Safety – Police	Tier II – DC	29.56%
Public Safety – Fire	Tier I – DB	16.66%
Public Safety – Fire	Tier II – DB Hybrid	18.81%
Public Safety – Fire	Tier II – DC	18.81%

COUNCILMEMBER ROBERTSON MADE A MOTION TO ADOPT RESOLUTION R25-28, AUTHORIZING AND DIRECTING THE PARTICIPATION OF SYRACUSE CITY IN THE PUBLIC EMPLOYEES' RETIREMENT SYSTEM AND THE PUBLIC SAFETY RETIREMENT SYSTEM OF THE UTAH RETIREMENT SYSTEMS (URS) FOR FISCAL YEAR (FY) 2025-2026. COUNCILMEMBER WATSON SECONDED THE MOTION; ALL VOTED IN FAVOR. Councilmember Savage was not present when this vote was taken.

13. Proposed Ordinance 25-26, amending Syracuse Municipal Code Section 10.55.030 and 10.30.100 pertaining to farm related businesses.

A staff memo from the Community and Economic Development (CED) Department explained the City Council has requested that the City consider amending Syracuse Municipal Code (SMC) 10.55 and 10.30.100. Chapter 10.55 - A-1 zone lists the following uses as permitted in the zone: accessory buildings, agriculture, animal clinics, apiaries, aviaries, churches, single family dwellings, farm animals, farm industry, fruit and vegetable stands, household pets, minor home occupations, public parks, rabbits and hens, residential facilities for persons with disabilities, Vietnamese potbellied pigs. The following uses are listed as conditional in the A-1 zone: accessory buildings larger than 200 sf, day care center, agricultural dog kennels, educational services, greenhouses, major home occupations, private parks, public buildings, sewage treatment plants, stables, and temporary commercial uses. As the City grows, there is added pressure to develop the remaining agricultural land. Some local landowners have expressed interest in starting farm related businesses in addition to the common agriculture industries in order to make preserving the land as farmland an economically viable option. Examples of farm related businesses include corn mazes, farmer markets, petting zoos, pick your own fruits and vegetables, farm themed event centers, farm tours, bed and breakfasts, and cut your own Christmas trees. If not planned properly, introducing these uses into certain areas of the city has the potential to create noise, traffic, light, and other impacts to the surrounding neighbors. City ordinance does not directly or clearly regulate most of the farm-related business uses. The City does have Black Island Farm, who operates within the A-1 zone under the conditional use '(L) Temporary commercial uses'. Black Island farms operates a corn maze, pumpkin patch and a haunted corn maze which are farm related business uses. They have the cars park on the dirt and employ around 70 people. They operate late September until early November. There are new homes to the east of the operation that have logged noise complaints with the City. Many of the listed farm related uses are not temporary, seasonal, or appropriate for a home occupation, and would not be permitted within the current ordinance. Please review the current A-1 ordinance and the attached draft ordinance amendment that would add farm related business as a major conditional use. The Planning Commission held a public hearing and reviewed the item on May 20, 2025.

CED Director Steele reviewed his staff memo.

Councilmember Cragun stated he feels some of the language in the ordinance may be ambiguous, but he is comfortable moving forward with adoption of the ordinance. Mayor Maughan asked Councilmember Cragun to expound on his comments. Councilmember Cragun stated there are some challenges with the conditional use language, such as characterizing 'pick your own' activities as conditional use when they have previously been allowed under the agricultural zone ordinance. Mr. Steele stated it is correct that activity has been allowed previously, but there are some clear distinctions between 'pick your own' operations and typical farm stands. He cited the Day Farms 'pick your own' operation on Gentile Street in Layton, which can be very busy at times and result in traffic congestion and on-street parking. The Council and Mayor engaged in high-level discussion of the many different potential interpretations of the term 'pick your own' and whether the term should be more clearly defined and if such an operation should be a conditional use. They concluded that the ordinance can be adopted as written.

COUNCILMEMBER CARVER MADE A MOTION TO ADOPT ORDINANCE 25-26, AMENDING SYRACUSE MUNICIPAL CODE SECTION 10.55.030 AND 10.30.100 PERTAINING TO FARM RELATED BUSINESSES. COUNCILMEMBER ROBERTSON SECONDED THE MOTION; ALL VOTED IN FAVOR. Councilmember Savage was not present when this vote was taken.

14. Proposed Ordinance 25-27, amending the Syracuse City Zoning Map for property located at 2550 W. 700 S., Residential (R-1) to Agricultural (A-1), applicant Jacob Briggs.

A staff memo from the Community and Economic Development (CED) Department explained the City has received a rezone application from Jacob Briggs. He is requesting to rezone approximately 5.266 acres from R-1 to A-1. The request includes four parcels. All parcels are owned by the Briggs family. The applicant has explained that the purpose of the request is to "Ensure continued agricultural use of parcels; contemplated construction of new agricultural building to facilitate on-site produce sales and hosting of agri-tourism and other events." The property is located approximately 2550 W. 700 S. The majority of the land uses surrounding the property are low density residential, intermingled with farmland. The land north of the property is being used as agriculture. There is a church to the southeast of the property. The property is located on the northwest corner of the intersection of 2500 W and 700 S. The General Plan (GP) designates the property as future 'Medium Density Residential'. North of the property is designated as future 'Industrial'. The land south of the property is designated as 'Low Density Residential'. The church is designated as 'Civic'. 'Medium Density Residential' anticipates Cluster, A-1, R-1, R-2, R-3, RPC, PRD, and Neighborhood Services zones. The Master Transportation Plan calls for a future roundabout project at the intersection, which currently only has a stop sign on the northern terminus of 2500 W. The plan also calls for a road extension project that would connect 2500 W north to SR 193. The Parks Master Plan has identified this area of the city as being in need for additional park space. Also, the property is within the 2500 W CRA project area designed to bring economic development to the City. The requested A-1 designation is within the anticipated zones of the 'Medium Density Residential' GP designation, and therefore consistent with the GP. Regarding the future transportation projects, the city will need to work with the landowner to purchase the right-of-way. Zoning to A-1 should not affect the City's ability to purchase right-of-way for the needed projects. The A-1 zone has a minimum lot size of 21,780 sf. Parcel 120340082 is only 19,602 sf which does not meet the minimum lot size for the A-1 zone. Also, the A-1 zone requires 100 feet of road frontage. Parcel 120340080 only has 61 feet of frontage width and 120340082 does not have frontage to a public road. Because of this, the lots would not qualify for a building permit, however, this may not be an issue because the applicant has not expressed a desire to build or develop. The desired land use of event venue is not listed in the A-1 zone permitted uses. Although, the zone lists (H) Private parks and recreational activities as a conditional use. In staff opinion, examples of private parks and recreational activities would be a golf course, or paint-ball field, private pool, or maybe a tennis club but not an event venue. '(K) Fruit and vegetable stands' are listed as a permitted use. The Neighborhood Services Zone (NS), lists '(G) Commercial outdoor recreational activities (family reunion center, outdoor reception facilities, picnic grounds, tennis courts, etc.)' as a permitted use. This use may more closely match the desired event uses. The NS zone would also be consistent with the medium density residential GP designation. The city has multiple scenarios to consider. It could change all of the requested acreage to A-1 and agree that events are consistent with 'private parks and recreational activities'. Alternatively, it could change just parcel 120340075 (the one with the barn on it) to NS and the 120340080, 120340082, 120340081 to A-1. However, it should be considered that changing just the barn parcel to NS would open any of the permitted uses of the zone on the property which may allow more intense use than contextually appropriate. The other scenario that could be entertained is to approve the rezone with the understanding that event venues are not allowed in A-1. That would give the applicant an opportunity to apply for a text amendment to the A-1 zone in the future where the city could entertain the addition of the new use or uses into the zone's permitted/conditional uses. A sub-variant of this scenario would be to table the re-zone application and self-initiate an amendment to the A-1 zone. Once the city decides whether or not the requested uses belong in the A-1 zone, the city could then resume action on the requested rezone. There is a similar, although much larger scale precedent the city can look towards which is the Black Island Farms. They operate within the A-1 zone under the conditional use '(L) Temporary commercial uses'. Black Island farms operate a corn maze, pumpkin patch and a haunted corn maze which are 'agritourism' uses. They have cars park on the dirt and employ around 70 people. They operate late

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September until early November. Amendments to the zoning map are decided by the City Council after a public hearing and recommendation from the Planning Commission. Zoning Map amendments are regulated by ordinance 10.20.070 and approval standards are included in 10.20.070(E). The Planning Commission reviewed the item and held a public hearing on December 3, 2024. The motion to recommend approval passed with a 5-1 vote. The descending vote was because of concern about the applicant's desire to host events on the property. There was discussion about the compatibility of hosting events on an A-1 zoned property. They felt that if the applicant desired to host commercial events in the future, then he may need to pursue another zone change, but that can be addressed when or if the issue arises. The City Council discussed the item on March 11, 2025 and tabled the discussion in favor of exploring a text amendment. There is an associated agenda item for a draft text amendment that would add 'Agritourism' as a major conditional use. Major conditional uses require a public hearing and permission from the Planning Commission. Land use related text amendments require a public hearing and recommendation from the Planning Commission. The Planning Commission reviewed the proposed text amendment on May 20, 2025.

COUNCILMEMBER CARVER MADE A MOTION TO ADOPT ORDINANCE 25-27, AMENDING THE SYRACUSE CITY ZONING MAP FOR PROPERTY LOCATED AT 2550 W. 700 S., RESIDENTIAL (R-1) TO AGRICULTURAL (A-1), APPLICANT JACOB BRIGGS. COUNCILMEMBER ROBERTSON SECONDED THE MOTION; ALL VOTED IN FAVOR. Councilmember Savage was not present when this vote was taken.

15. Proposed Ordinance 25-28, amending the Syracuse City Zoning Map for property located at 3000 W. 1200 S., Agriculture (A-1) to Residential (R-2), applicant Perry Homes.

A staff memo from the Community and Economic Development (CED) Department explained the City has received a rezone application from Lynsi Neve of Perry Homes for approximately 19.7 acres located approximately 3000 W. and 1200 S. The request includes four parcels, all owned by Perry Development LLC. The applicant provided the following reasons for the requested change: "Rezoning from A-1 to R-2 to allow for a residential subdivision". The property is located west of the temple and directly north of the Wilcox Meadows subdivision. The property appears to have been farmed for many years and is currently undeveloped minus some sheds, fences, storage buildings and a concrete silo. The west edge of the property has frontage on 3000 W which is a city collector road. The east edge of the property is farmland owned by the Briggs family. The land use to the north of the property is farmland owned by the Wilcox family. The current zoning on all three parcels is A-1 agriculture minus split zoning of R-1 along the street frontage. The A-1 zone allows a maximum density of .5 units per acre and a minimum lot size of 21,780 sf. Zoning to the north is A-1. Zoning to the south is R-2. Zoning to the east is A-1. Zoning to the west, on the other side of 3000 W. is R-2. R-2 zoning is a single-family zone that allows 3 units per acre and a minimum lot size of 10,000 square feet. The property is general planned for 'Low Density Residential'. The requested R-2 zoning is consistent with the general plan. Also, the property in question is within an area identified in the Parks Master Plan as an area in need of additional parkland. This doesn't mean that this property cannot be developed, but that the city should not delay in identifying property for a future park and work to protect the property from development before all of the open ground is developed. Ordinance 8.10.050 says that "Developers will be required to work with the City to obtain park property within the development where placement of parks have been identified within the subject development property or area." As explained in 10.20.070 (D)(3-4), Planning Commission is the advisory body to the City Council for zoning and General Plan map amendments. The Planning Commission is required to hold a public hearing and forward a recommendation to approve, approve with modifications, or deny the request. The City Council will then review the recommendation and make a decision. During the public meeting the City Council can approve, approve with modifications, or deny the proposal. 10.20.070 (E) explains that amendments to the zoning map are matters of legislative discretion by the City Council after considering if the application would be harmonious with the overall character of the existing development, the extent to which it may adversely affect adjacent property, and the adequacy of facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection. The Planning Commission held a public hearing and discussed the item on May 2, 2025; they voted unanimously to forward a recommendation to approve the application.

COUNCILMEMBER ROBERTSON MADE A MOTION TO ADOPT ORDINANCE 25-28, AMENDING THE SYRACUSE CITY ZONING MAP FOR PROPERTY LOCATED AT 3000 W. 1200 S., AGRICULTURE (A-1) TO RESIDENTIAL (R-2), APPLICANT PERRY HOMES. COUNCILMEMBER CRAGUN SECONDED THE MOTION; ALL VOTED IN FAVOR. Councilmember Savage was not present when this vote was taken.

16. Authorize Administration to award contract for 500 West Phase 2 widening project (2010 South to 2800 South).

A staff memo from the Public Works Department explained Syracuse City has received \$3.7 million in grant funding through Wasatch Front Regional Council to widen 500 West Street (Sand Ridge Parkway) from 2150 South Street to 2800 South. 500 West is the eastern City boundary with the west side of 500 West being Syracuse City and the east side of 500 West being Clearfield City and Layton City. The road will be widened on the west side with curb, gutter and sidewalk to accommodate three lanes of traffic. A new traffic signal will be installed at the intersection of 2700 South Street and 500 West

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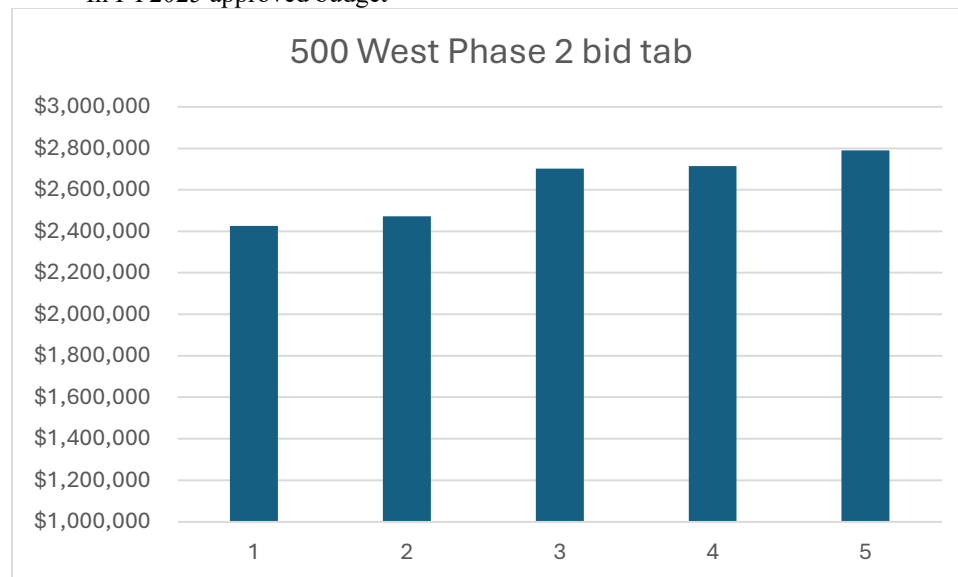
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Street. Layton City has agreed to maintain the traffic signal after installation. The design preserves the existing two city-owned homes along the corridor so they can be resold after the project. The project will begin once contracts are in place and be complete by Spring of 2026. Bids were opened on May 29, 2025. Five bids were received, and the lowest bid was from Granite Construction. The bidder names remain undisclosed during the selection process. The name of the low bidder was revealed after selection. The approved budget supports this bid amount. The funding for this project is proposed as follows:

Project Costs	
*Construction Bid Amount	\$2,425,798.00
ROW/Engineering/Const Engineering	\$1,756,577.00
Project Total	\$4,182,375.00
Funding Sources	
WFRC Grant	\$3,720,623.00
**Sewer Capital 53-16-70	\$90,000.00
**Road Impact Fee 21-40-70	\$1,173,000.00
Funding Sources Total	\$4,983,623.00
Net Surplus	\$801,248.00

*This amount included \$265,000 in contingency

**In FY2025 approved budget



Councilmember Carver stated she was pleased to see bid amounts that were fairly close to one another. Mayor Maughan agreed.

Councilmember Carver asked if the project includes a traffic signal. Mr. Whiteley answered yes, but it will be owned and maintained by Layton City.

COUNCILMEMBER CRAGUN MADE A MOTION TO AUTHORIZE ADMINISTRATION TO AWARD CONTRACT FOR 500 WEST PHASE 2 WIDENING PROJECT (2010 SOUTH TO 2800 SOUTH). COUNCILMEMBER CARVER SECONDED THE MOTION; ALL VOTED IN FAVOR. Councilmember Savage was not present when this vote was taken.

17. Authorize Administration to award contract for West Davis Corridor (WDC) Aesthetics Improvements project.

A staff memo from the Assistant City Manager explained as part of the West Davis Corridor (WDC) project, UDOT has given the City \$800,000 in funding to spend on aesthetic improvements along the corridor. As previously discussed, the primary focus of these aesthetic improvements was the Antelope Drive and 2000 West interchanges. The original bids came in above budget and the Council decided to reject the bids and rebid the project with the focus on the Antelope Dr intersection. City Administration revised the bid solicitation to consider a base bid with bid alternates so that the council could add bid alternates to the base bid to finalize a project around the \$800,000 budget. The base bid includes: Mobilization, site clearing and grubbing, site grading, steel edging, rock mulch, weed barrier, Gateway monuments signs, landscaping, irrigation, and placement of Antelope Island boulders. The bid alternate includes: Weed barrier, steel edging, rock mulch and placement of

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Antelope Island boulders under bridge, Corten steel bison on the Antelope Drive northbound and southbound off ramps on the side slopes of WDC, landscaping and boulders around the bison and irrigation for the meadow grass. The project will begin once contracts are in place and will be complete by the fall of 2025. Bids were opened on June 4, 2025. Two bids were received. The lowest bidder was Yard Masters, Inc. with a total base bid of \$555,917.00 and a bid alternate \$442,754.00. To complete both the base bid and bid alternates the total project cost would be \$998,671.00. There is \$800,000 budgeted for the project from UDOT funding. Any additional funding beyond \$800,000 will need to be funded using City funds.

The memo provided several options for the Council to consider:

1. Fund the base bid for the project.

	Total	Estimated City Funding Required
Base Bid	\$555,917	\$0

2. Fund the entire project with base bid and alternates.

	Total	Estimated City Funding Required
Base Bid and All Alternates	\$998,671	\$198,671

3. Fund the base bid with bid alternate 1A for weed barrier, rock mulch, boulders under bridge.

	Total	Estimated City Funding Required
Base Bid and Alternate 1A	\$666,510	\$0

4. Award base bid and Corten Steel Bison with alternates 2A and 4A:

	Total	Estimated City Funding Required
Base Bid and Alternates 2A and 4A	\$861,236	\$61,236

5. Base bid and include Corten Steel Bison, landscaping around bison and including boulders around bison adding line items 2A, 3A and 4A:

	Total	Estimated City Funding Required
Base Bid and Alternates 2A, 3A, and 4A	\$888,078	\$88,078

6. Award Base bid and work with contractor for pricing to consider a change order to add back in the 2000 west monument signs:

	Total	Estimated City Funding Required
Base Bid and change order for 2000 west signs if the cost is within budget	\$555,917 + TBD	\$0

Mayor Maughan reviewed the staff memo and facilitated Council discussion about the options included in the memo; discussion centered on the location of the bison statue included in the project and whether that will distract drivers or block views from certain directions. The Council determined to support option six.

COUNCILMEMBER CARVER MADE A MOTION TO AUTHORIZE ADMINISTRATION TO AWARD CONTRACT FOR WEST DAVIS CORRIDOR (WDC) AESTHETICS IMPROVEMENTS PROJECT, OPTION SIX. COUNCILMEMBER WATSON SECONDED THE MOTION; ALL VOTED IN FAVOR. Councilmember Savage was not present when this vote was taken.

Mayor Maughan recessed the meeting at 6:35 p.m.
The meeting reconvened at 6:39 p.m.

18. Public comments

There were no public comments.

13. Mayor/Council announcements.

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The Council and Mayor provided announcements about recent and upcoming community events, and other opportunities for public involvement.

COUNCILMEMBER CRAGUN MADE A MOTION TO ADJOURN. COUNCILMEMBER WATSON SECONDED THE MOTION ALL VOTED IN FAVOR TO ADJOURN. Councilmember Savage was not present when this vote was taken.

The meeting adjourned at 6:45 p.m.

Dave Maughan
Mayor

Cassie Z. Brown, MMC
City Recorder

Date approved: July 8, 2025