

Minutes of the Regular Meeting of the Syracuse City Council, held on September 9, 2025, at 6:00 p.m., in a hybrid in-person/electronic format via Zoom, meeting ID 830 1185 3895, 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  
Jordan Savage  
Paul Watson

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  
Police Chief Garret Atkin  
Parks and Recreation Director Kresta Robinson  
Public Works Director Robert Whiteley  
Community and Economic Development Director Noah Steele  
Deputy Fire Chief Jo Hamblin  
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 Robertson provided an invocation. Councilmember Cragun led the audience in the Pledge of Allegiance.

#### 2. Recognition of retiring Police Chief Garret Atkin

Mayor Maughan recognized Police Chief Atkin, who recently retired from his role with Syracuse City; he presented Chief Atkin with a street sign titled "Atkin Way" and wished him well in his future endeavors.

#### 3. Proposed Resolution R25-34 appointing Alex Davis as the Police Chief of Syracuse City.

Mayor Maughan stated that he and members of City Administration have interviewed the pool of candidates for the Police Chief position; he is recommending Alex Davis be appointed to the position and he asked for the Council's support of his appointment.

COUNCILMEMBER SAVAGE MADE A MOTION TO ADOPT RESOLUTION R25-34 APPOINTING ALEX DAVIS AS THE POLICE CHIEF OF SYRACUSE CITY. COUNCILMEMBER ROBERTSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

#### 4. Public comment

Garret Atkin stated he wished to publicly thank the Mayor and Council for the gift he was presented with tonight and for all their support of the years of his employment with the City; he has learned a lot and grew a lot and believes he is leaving the Police Department in great shape. He commended the Mayor and Council for their appointment of Chief Davis and indicated he believes he is absolutely the right person for the job and will do tremendous things for the Department.

City Recorder Brown read the following public comment that was sent by email: "When will this situation be resolved? Commercial semis park there all the time. I have asked the UDOT, and they say it's a local PD issue. Local PD tells me "What law are they breaking?" and they say they have no lawful right to enforce. I find it offensive that taxpayer dollars were put forth to pay for commercial or convenience parking for private residents. Where did they all park before this convenient option was created? Why can't they park there? There are empty trailers that park for weeks or months on end. There's a car carrier that parks there, leaves his personal pickup and returns to leave his truck for days again. So, it's his personal parking lot. I think this guy also has a smaller, no semi, car carrier that he leaves next to "his" parking space as it's also always sitting there. There's a box van that has been on the South side for weeks, looks like it had a "for sale" sign in the window. There's the Fairbanks Scales box van that is there all week long, for months. Seems like it's his bench stock so every so often it is gone for a day or two, while his other truck is there then it returns "home" to the park and ride. There are a few semis with 53' enclosed trailers that are there all the time, maybe leave a day or two and then back for the rest of the week. One 53' semi is a guy who lives behind me. He'll show up, pull all the freezer/refrigerated food out on 10-20 pallets, reload it all, and then leave the power

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unit/ECU running ALL night long. That results in a continuous drone that is ~80db in the park and ride and ~60db for the nearby houses. That is a noise violation, but apparently not for where the driver lives a street behind me at 1332 Gleneagles. Sometimes he'll drag a noisy pallet jack down the sidewalk at 0400 in the morning. There's the Mountainland Physical Therapy trailer that sits there for a month or more at a time and then "maybe" they move it back to their location across the street for a few days. There's an orange and white small trailer that someone sandwiched between the semis that has been there for months and never moves. I guess free parking is good for them. Commercial 53' trailers and flatbeds will show up and be left for upwards of a week or more and then disappear. There have been some double trailers parked there as well for days on end. I have seen the guy with the white cougar and the friend who drives a black car that lived there for week on end in their cars. Some campers have set up for a few days at a time in the "Park and Ride". Didn't need to pay for an RV lot. Sometimes there's 8-10 commercial vehicles parked there. I see that the next Southward Park and Ride in Syracuse is also a free for all, although lesser than the 1700/3000 one, BUT the next one down 177 has NOTHING and NOTHING in the Kaysville one farther down. When will something be done about this? It's so pathetic that there is no effort to enforce it. I find that appalling as the police cars do park there regularly for ticketing motorists, doing paperwork, whatever but they can't try and get some semblance of control over this (and the other) park and ride? John Mister"

### 5. Approval of minutes

The following minutes were reviewed by the City Council: July 8, 2025 City Council Regular Session and July 22, 2025 City Council Work Session and Special Meeting.

COUNCILMEMBER WATSON MADE A MOTION TO APPROVE THE MINUTES LISTED ON THE AGENDA AS PRESENTED. COUNCILMEMBER ROBERTSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

### 6a. Consent agenda: Proposed Ordinance 25-31 amending the Syracuse City General Plan for approximately 1.882 acres of real property located at approximately 3400 W. 1700 S. from medium-density residential to commercial.

A memo from the Community and Economic Development (CED) Department explained the City has received rezone and General Plan Map Amendment applications from Rick Peterson of FSP10 Sunquest 2, LLC for approximately 1.882 acres located approximately 3400 W 1700 S. The request includes two parcels. The land is owned by FSP10 Sunquest 2 LLC. The applicant provided the following reasons for the requested change: "Rezone to General Commercial to develop a retail center." The property is located west of the Glen Eagle Golf Course Club House. The property includes a single-family home. The south edge of the property has frontage on 1700 S/ Antelope Drive/ SR 127 which is a UDOT state highway. The east edge of the property is an open field, and the west is another single-family home. Land use to the north of the property is the first hole of Glen Eagle Golf Course. South of the property is a large lot single family residential subdivision named Ranchettes West. The current zoning on the parcels is R-1 residential. The R-1 zone is a single-family zone that allows 2.3 units per acre and a minimum lot size of 12,000 sf. Zoning to the east is already GC. Zoning to the west is R-1. Zoning to the south is R-1 and Neighborhood Services. The property is general planned for "Medium Density Residential". General Plan to the north is low density residential. General Plan to the south is low density residential/commercial. General Plan to the east is commercial. General Plan to the west is medium density residential. The requested zoning of GC is not consistent with the general plan as it currently sits. The applicant has applied to amend the General Plan to Commercial which if granted, would then make the zoning congruent with the general plan. As explained in Syracuse Municipal Code (SMC) 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 Planning Commission held a public hearing on 7/1/25 and forwarded a recommendation to approve with a vote of 4-1. 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.

COUNCILMEMBER SAVAGE MADE A MOTION TO PROPOSED ORDINANCE 25-31 AMENDING THE SYRACUSE CITY GENERAL PLAN FOR APPROXIMATELY 1.882 ACRES OF REAL PROPERTY LOCATED AT APPROXIMATELY 3400 W. 1700 S. FROM MEDIUM-DENSITY RESIDENTIAL TO COMMERCIAL. COUNCILMEMBER WATSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

### 6b. Consent agenda: Proposed Ordinance 25-32 amending the Syracuse City Zoning Map for approximately 1.882 acres of real property located at approximately 3400 W. 1700 S., Residential R-1 to General Commercial

A memo from the Community and Economic Development (CED) Department explained the City has received rezone and General Plan Map Amendment applications from Rick Peterson of FSP10 Sunquest 2, LLC for approximately 1.882 acres located approximately 3400 W 1700 S. The request includes two parcels. The land is owned by FSP10 Sunquest 2 LLC. The applicant provided the following reasons for the requested change: "Rezone to General Commercial to develop a retail center." The property is located west of the Glen Eagle Golf Course Club House. The property includes a single-family home. The south edge of the property has frontage on 1700 S/ Antelope Drive/ SR 127 which is a UDOT state highway. The east edge of the property is an open field, and the west is another single-family home. Land use to the north of the property is the first hole of Glen Eagle Golf Course. South of the property is a large lot single family residential subdivision named Ranchettes West. The current zoning on the parcels is R-1 residential. The R-1 zone is a single-family zone that allows 2.3 units per acre and a minimum lot size of 12,000 sf. Zoning to the east is already GC. Zoning to the west is R-1. Zoning to the south is R-1 and Neighborhood Services. The property is general planned for "Medium Density Residential". General Plan to the north is low density residential. General Plan to the south is low density residential/commercial. General Plan to the east is commercial. General Plan to the west is medium density residential. The requested zoning of GC is not consistent with the general plan as it currently sits. The applicant has applied to amend the General Plan to Commercial which if granted, would then make the zoning congruent with the general plan. As explained in Syracuse Municipal Code (SMC) 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 Planning Commission held a public hearing on 7/1/25 and forwarded a recommendation to approve with a vote of 4-1. 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.

COUNCILMEMBER SAVAGE MADE A MOTION TO ADOPT PROPOSED ORDINANCE 25-32 AMENDING THE SYRACUSE CITY ZONING MAP FOR APPROXIMATELY 1.882 ACRES OF REAL PROPERTY LOCATED AT APPROXIMATELY 3400 W. 1700 S., RESIDENTIAL R-1 TO GENERAL COMMERCIAL GC. COUNCILMEMBER WATSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

6c. Consent agenda: Proposed Ordinance 25-33, amending Syracuse Municipal Code Section 11.20 pertaining to enforcement of parking regulations on public properties.

A memo from the City Attorney explained this proposal originally arose because of a proposed agreement with UDOT that will require the City to maintain two park-n-ride lots along the West Davis Corridor. Among other things, the City will be responsible for parking enforcement in those two lots. The City's current parking ordinances address parking in rights-of-way and city parks, but do not address parking on other public property. The proposed amendments will apply to "public property," a term defined in the proposal to include all property owned, leased, controlled or maintained by the City. If the agreement with UDOT is signed, the UDOT-owned park-n-ride lots will be controlled and maintained by the City and thus become "public property" for purposes of the parking ordinance. The proposed ordinance also broadly defines the term "vehicle" for purposes of the parking ordinance. Finally, the proposed ordinance includes a few dozen grammatical improvements, clarifications, etc.

COUNCILMEMBER SAVAGE MADE A MOTION TO ADOPT ORDINANCE 25-33, AMENDING SYRACUSE MUNICIPAL CODE SECTION 11.20 PERTAINING TO ENFORCEMENT OF PARKING REGULATIONS ON PUBLIC PROPERTIES. COUNCILMEMBER WATSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

7. Public hearing: Proposed Resolution R25-35, updating and amending the Syracuse City Consolidated Fee Schedule by making changes to "working without a permit" violation fee.

A staff memo from the Assistant City manager explained the Council discussed a working without a permit fine at the July work session and determined that this fee should be adjusted to include a larger tiered fine for contractors who perform work without a permit. The City's fee schedule currently includes a Construction Activity Without a Building Permit When Required for \$100.00. Administration is proposing to add a new tier - Construction Activity Without a Building Permit When Required – Contractor. The proposed fine is \$500.00 for the first offense and \$1,000 for subsequent offenses. The building official will have discretion on when these fines will be imposed. Staff has also created a new category titled "Building Fines" and moved the fines listed below from other sections of the fee schedule to the section related to building. The item in red is the new fee proposed above.

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Building Fines			
Construction Activity Without a Building Permit When Required	\$100.00 per Incident	NA NA	
Construction Activity Without a Building Permit When Required - Contractor	\$500.00 1st incident	\$1,000.00 each additional incident	
Operating a Business Without a Certificate of Occupancy	\$1,000.00 Per Day		
Occupying a Residential Unit Without a Certificate of Occupancy	\$250.00 Per Day		

Mayor Maughan opened the public hearing at 6:10 p.m.; there were no persons appearing to be heard and the public hearing was closed.

Councilmember Watson stated he is not necessarily opposed to a fine for contractors performing work without a permit, but at some point, he would like to revisit the topic of which projects require a permit to ensure the City is not being overly burdensome in its requirements for permits and subsequent fines. Mayor Maughan stated he will instruct staff to add another discussion item of that topic to a future work session meeting.

Councilmember Savage asked if the fee only applies to licensed contractors; he asked what would happen if the City finds an unlicensed contractor performing work without a permit. Mayor Maughan stated that unlicensed contractors are subject to other fees for performing work without a license. Councilmember Savage asked if unlicensed contractors will be fined for performing work without a permit. Assistant City Manager Marshall answered yes.

COUNCILMEMBER SAVAGE MADE A MOTION TO ADOPT RESOLUTION R25-35, UPDATING AND AMENDING THE SYRACUSE CITY CONSOLIDATED FEE SCHEDULE BY MAKING CHANGES TO “WORKING WITHOUT A PERMIT” VIOLATION FEE. COUNCILMEMBER WATSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

8. Proposed Resolution R25-37 adopting the proposed Park-N-Ride Agreement by and between the Utah Department of Transportation (UDOT) and Syracuse City.

A staff memo from the City Manager summarized the cooperative agreement between Syracuse City and The Utah Department of Transportation (UDOT) for the two newly constructed West Davis Corridor (WDC) Park and Rides located at 2000 West and 3000. The Agreement identifies roles for ownership, maintenance, and operations of these facilities, as well as procedures for future access and compliance with applicable laws. The memo also offered annualized maintenance costs for the two park and ride lots, with the combined annual total being \$119,038.

City Manager Bovero reviewed the staff memo and drew the Council’s attention to minor amendments to the draft version of the agreement since the document was originally posted to the information packet for the meeting. The first edit is a minor typographical error, the second clarifies when the City will take ownership of park and ride lots, and the final edit corrects conflicting references to another section of the agreement.

COUNCILMEMBER ROBERTSON MADE A MOTION TO ADOPT RESOLUTION R25-37 ADOPTING THE PROPOSED PARK-N-RIDE AGREEMENT BY AND BETWEEN THE UTAH DEPARTMENT OF TRANSPORTATION (UDOT) AND SYRACUSE CITY. COUNCILMEMBER SAVAGE SECONDED THE MOTION; ALL VOTED IN FAVOR.

9. Proposed Ordinance 25-34 amending Section 4.35.160 of the Syracuse Municipal Code pertaining to concessions.

A memo from the City Attorney explained Syracuse Municipal Code (SMC) Section 4-35-160 does not disallow sales of food, drinks and other items in close proximity to the splash pad. In order to protect the city’s financial investment in the splash pad and protect the experience of splash pad attendees, it is proposed that sales of food, drinks and other items be prohibited within 210 feet of the splash pad.

COUNCILMEMBER SAVAGE MADE A MOTION TO ADOPT ORDINANCE 25-34 AMENDING SECTION 4.35.160 OF THE SYRACUSE MUNICIPAL CODE PERTAINING TO CONCESSIONS. COUNCILMEMBER ROBERTSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

10. Proposed Resolution R25-36 affirming compliance with the Utah Lemonade Stand Law and supporting youth entrepreneurship within Syracuse City.

A memo from the City Attorney explained Utah Code Section 10-1-203(7)(b) (“the Lemonade Stand Law”) prohibits municipalities from requiring a license or permit for a business that is operated only occasionally by an individual who is under 19 years old. The City Council desires to express its support for the Lemonade Stand Law and young entrepreneurs, while recognizing that business activity requires the permission of the landowner on whose property the activity takes place. The word “permit” in the Utah Lemonade Stand Law refers to a regulatory certificate issued by a governmental agency and not to the “permission” required from a landowner to conduct business activity on that landowner’s private or public property. Syracuse City acknowledges that park strips, although located in the public right-of-way, are maintained and controlled by the adjacent property owner, and that such owners may grant or refuse permission for occasional business activity in such park

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strips. The City asserts that permission to operate business activities on other public property must be granted by the City. The City supports the growth and education of all entrepreneurs, regardless of age, by reinforcing that a successful business also requires thoughtful planning, responsible conduct, compliance with laws and regulations, and appropriate land use practices. There will remain a future discussion on specific locations, costs, and conditions the city may engage in leasing of public spaces at a future work meeting. RES 25-36 affirms we are neither taking away nor adding additional rights or privileges to current law regarding young entrepreneurs.

Councilmember Savage expressed support for the proposed resolution and highlighting the important distinction between the words 'permission' and 'permit'; anyone seeking to use someone else's property for business purposes must get permission and this applies to private and public properties. Councilmember Watson agreed and stated that he believes there have been misinterpretations of the Utah Lemonade Stand Law as well as the City's regulations regarding private use of public property.

COUNCILMEMBER ROBERTSON MADE A MOTION TO ADOPT RESOLUTION R25-36 AFFIRMING COMPLIANCE WITH THE UTAH LEMONADE STAND LAW AND SUPPORTING YOUTH ENTREPRENEURSHIP WITHIN SYRACUSE CITY. COUNCILMEMBER WATSON SECONDED THE MOTION.

11. Public comments

There were no public comments.

12. Mayor/Council announcements.

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

13. 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 (if necessary).

COUNCILMEMBER SAVAGE MOVED TO ADJOURN 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 WATSON SECONDED THE MOTION. ALL VOTED AYE.

The Closed Session began at 6:21 p.m.

The Special Meeting reconvened at 6:42 p.m.

COUNCILMEMBER SAVAGE MADE A MOTION TO ADJOURN. COUNCILMEMBER ROBERTSON SECONDED THE MOTION ALL VOTED IN FAVOR TO ADJOURN.

The meeting adjourned at 6:42 p.m.

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Dave Maughan  
Mayor

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Cassie Z. Brown, MMC  
City Recorder

Date approved: September 9, 2025