



SYRACUSE CITY

Syracuse City Council Work Session Agenda

November 18, 2025 – immediately following the special City Council/Board of Canvass Special meeting, which begins at 6:00 p.m.

In-Person Location: Syracuse City Hall, 1979 W. 1900 S.

Electronic Via [Zoom](#)

Connect via telephone: +1-301-715-8592 US, meeting ID: 872 7944 0471

Streamed on Syracuse City [YouTube Channel](#)

- a. Meeting called to order.
- b. Planning items:
 - i. Recommendation from the Planning Commission: proposed General Plan Map Amendment for property located at approximately 741 West 3700 South, from Commercial to Low Density Residential. (10 min.)
 - ii. Recommendation from the Planning Commission: proposed Zoning Map Amendment for property located at approximately 741 West 3700 South, from Agriculture (A-1) to Residential (R-2). (5 min.)
- c. Proposed amendments to the City Code to include the adoption of the Utah Wildland Urban Interface Code as required by House Bill (HB) 48. (10 min.)
- d. Request from Councilmember Savage to discuss a possible amendment to the City Code to allow statues on personal burial plots in the Syracuse City cemetery. (10 min.)
- e. Adjourn.

In compliance with the Americans Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should contact the City Offices at 801-825-1477 at least 48 hours in advance of the meeting.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Syracuse City limits on this 13th day of November, 2025 at Syracuse City Hall on the City Hall Notice Board and at <http://www.syracuseut.gov>. A copy was also provided to the Standard-Examiner on November 13, 2025.

CASSIE Z. BROWN, MMC
SYRACUSE CITY RECORDER



COUNCIL AGENDA

November 18, 2025

Agenda item **"b.i"**

Proposed Amendment to the General Plan Map

Summary

The city has received a request to amend the general plan map from Commercial to Low Density Residential. Applicant is property owner Mabel Moss. Property size is approximately .668 acres, located approximately 741 W 3700 S. The request includes two parcels. The applicant provided the following reasons for the requested change:

"There has been no interest in commercial development and the property owner wishes to maintain the property as residential. The justification for the change is that the current dimensions of the property prohibit the lot line from being moved between the two houses while still maintaining the A-1 lot width. The parcels are also small and isolated on the south side of the road, so it would be desirable to maintain them as residential. This change is to ensure that splitting the existing houses will comply with the City's zoning ordinance."

Context

The property is located east of the roundabout on Bluff road and Gentile. The property includes two single family homes built in 1938 and 1951. The south edge of the property has frontage on the West Davis Corridor and the future Bluff Road extension. The east edge of the property is single family residential and a field. Land use to the north of the property is agriculture and single family residential. West of the property is the highway overpass, wetlands, pasture, and single family residential.

Zoning

The current zoning on the parcel is A-1 agriculture. The A-1 zone minimum lot size is 21,780 square feet. The subject parcel is 27,050.76. Zoning to the east is A-1 and R-2. Zoning to the west is A-1, GC, and Industrial. Zoning to the north is A-1 and R-2. Zoning to the south is unincorporated Davis County. Applicant has applied to change zoning to R-2. This would allow them to split the parcel so each home is sitting on its own lot. Minimum lot size of the R-2 is 10,000 sf. If the rezone is successful, a subsequent subdivision application would be required to split the lot.

General Plan

The property is general planned for Commercial. General plan to the north is Commercial and Low Density Residential. General plan to the south is Commercial and Open Space. General plan to the east is Commercial, Medium Density Residential, and Low Density Residential. General plan to the west is Open Space and Low Density Residential. Commercial is anticipated at this location because it is the intersection of two collector roads. Also, the properties have high visibility to cars traveling on highway 177. The requested zoning of R-2 is not consistent with the general plan designation of Commercial. For this reason, the applicant has submitted a request to amend the general plan from Commercial to Low Density Residential and requested to run both applications simultaneously. R-2 zone would be consistent with the general plan designation of Low Density Residential.

Process

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. Planning Commission held a public hearing on 11/4/25 and is forwarding a recommendation for approval.

Attachments

Vicinity Map

General Plan Map

Zoning Map

Future Concept Plan Map

Street View #1

Street View #2



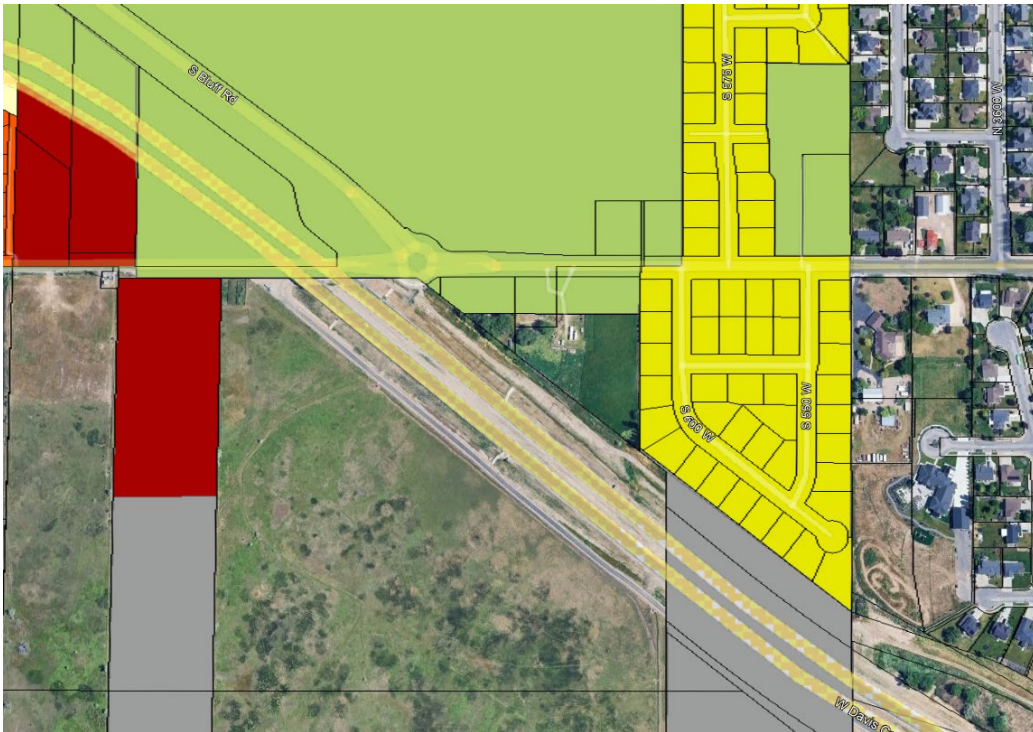
Existing General Plan



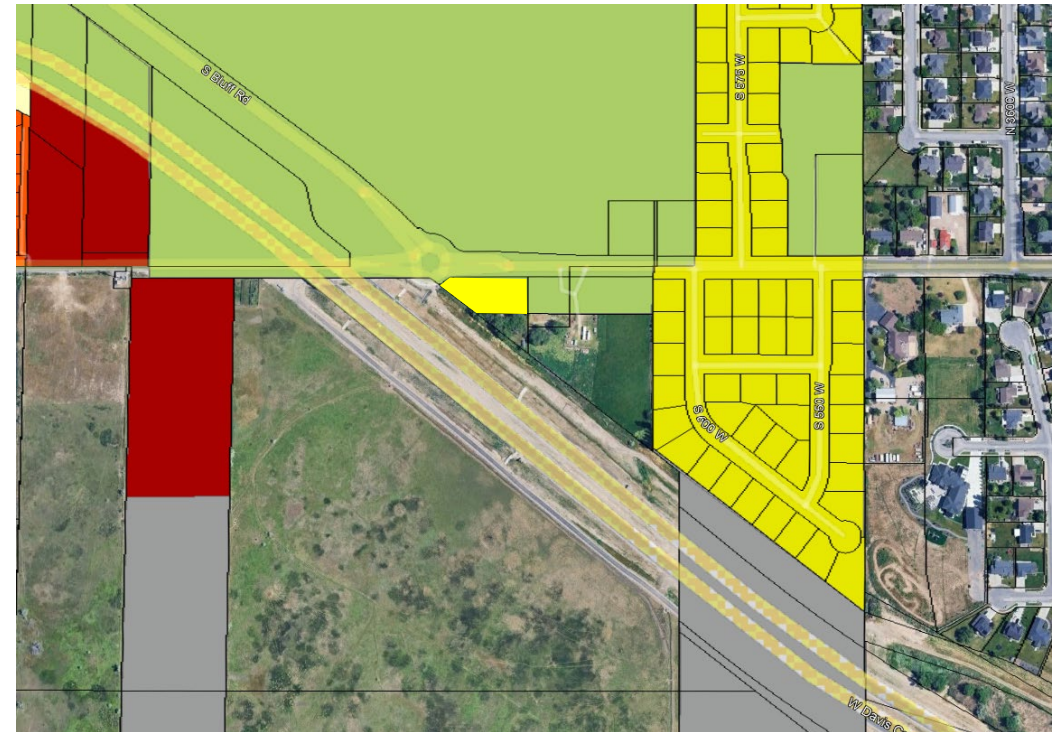
Proposed General Plan



Existing Zoning



Proposed Zoning



Future Subdivision Concept



R-2

Min lot size 10,000 sf

Lot width: 85 feet

Front yard: 25 feet

Side yard: 8 feet

Rear Yard 25 feet







COUNCIL AGENDA

November 18, 2025

Proposed Rezone 741 W 3700 S

Agenda item "b.ii"

Summary

The city has received a rezone application from property owner Mabel Moss for approximately .668 acres located approximately 741 W 3700 S. The request includes two parcels. The applicant provided the following reasons for the requested change: "Maintain existing residential uses and move property line to the east to divide the two existing houses."

Context

The property is located east of the roundabout on Bluff road and Gentile. The property includes two single family homes built in 1938 and 1951. The south edge of the property has frontage on the West Davis Corridor and the future Bluff Road extension. The east edge of the property is single family residential and a field. Land use to the north of the property is agriculture and single family residential. West of the property is the highway overpass, wetlands, pasture, and single family residential.

Zoning

The current zoning on the parcel is A-1 agriculture. The A-1 zone minimum lot size is 21,780 square feet. The subject parcel is 27,050.76. Zoning to the east is A-1 and R-2. Zoning to the west is A-1, GC, and Industrial. Zoning to the north is A-1 and R-2. Zoning to the south is unincorporated Davis County. The requested zoning is R-2. This would allow them to split the parcel so each home is sitting on its own lot. Minimum lot size of the R-2 is 10,000 sf. If the rezone is successful, a subsequent subdivision application would be required to split the lot.

General Plan

The property is general planned for "Commercial. General Plan to the north is Commercial and Low Density Residential. General Plan to the south is Commercial and Open Space. General Plan to the east is Commercial, Medium Density Residential, and Low Density Residential. General Plan to the west is Open Space and Low Density Residential. Commercial is anticipated at this location because it is the intersection of two collector roads. Also, the properties have high visibility to cars traveling on highway 177. The requested zoning of R-2 is not consistent with the general plan designation of Commercial. However, the applicant has also submitted a request to amend the General Plan from Commercial to Low Density Residential and requested to run both applications simultaneously. R-2 zone would be consistent with the general plan designation of Low Density Residential.

Process

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. Planning Commission held a public hearing on 11/4/25 and is forwarding a recommendation for approval.



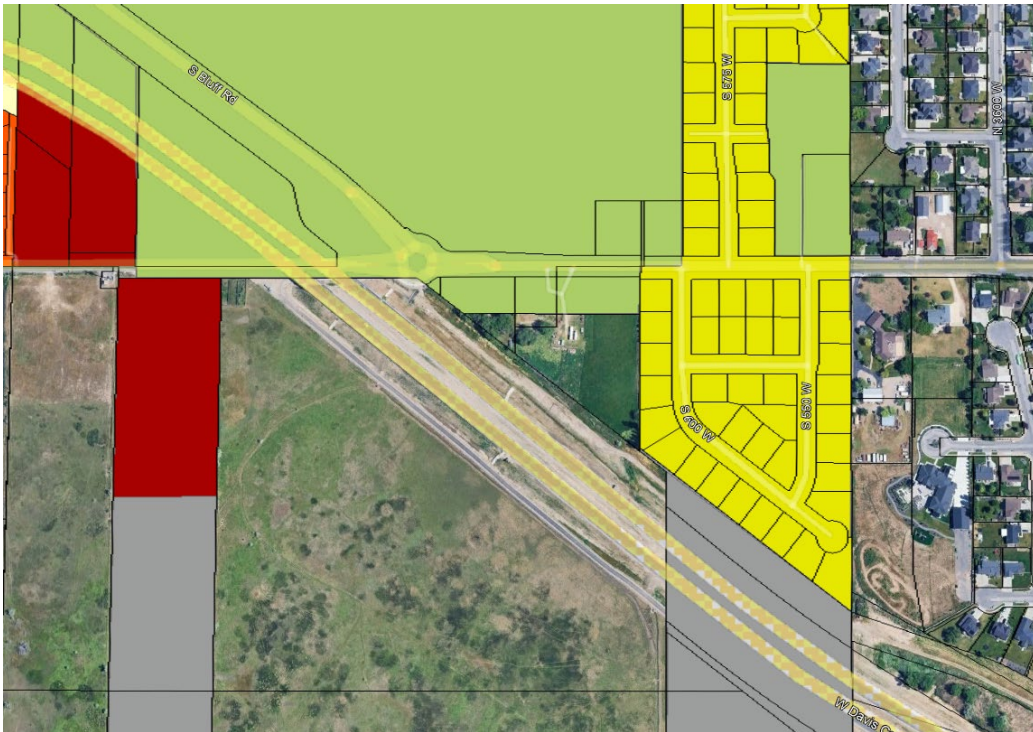
Existing General Plan



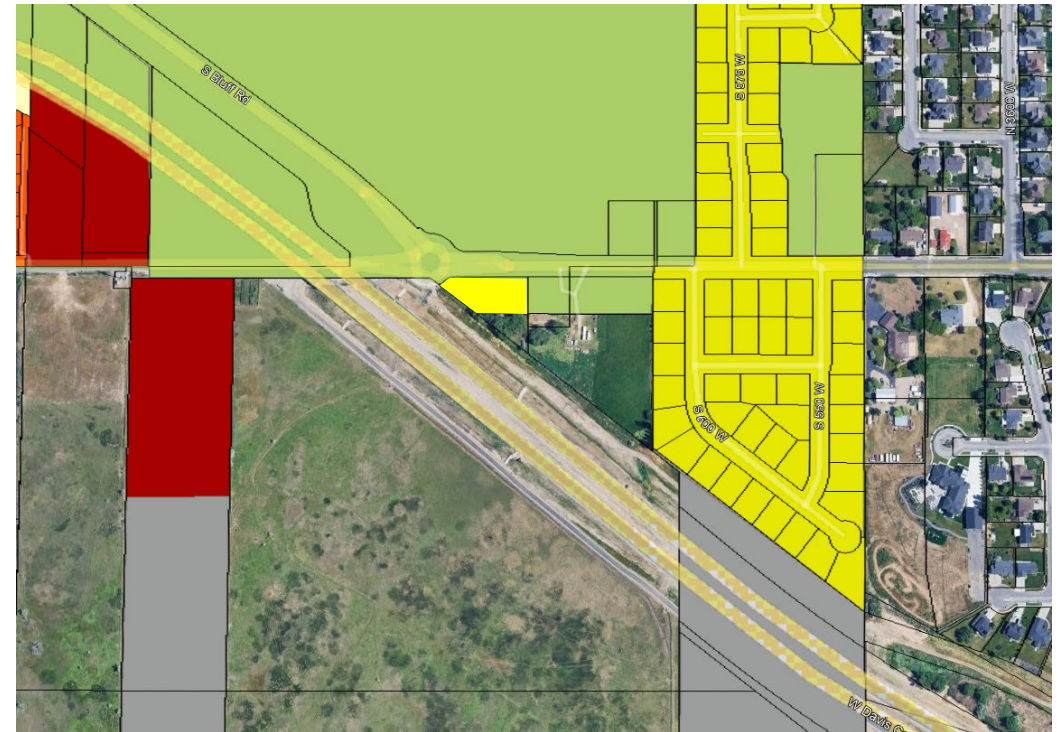
Proposed General Plan



Existing Zoning



Proposed Zoning



Future Subdivision Concept



R-2

Min lot size 10,000 sf

Lot width: 85 feet

Front yard: 25 feet

Side yard: 8 feet

Rear Yard 25 feet



© 2025 Google

Google





COUNCIL AGENDA

November 18, 2025

Chief Aaron Byington

Agenda Item “c”

Adoption of the Utah Wildland Urban Interface Code (2025 H.B.48)

Factual Summation

- Questions regarding this agenda item may be directed to Fire Chief Aaron Byington or City Attorney Colin Winchester.
- Wildland Urban Interface (WUI) is defined as the line, area, or zone where structures or other human development (including critical infrastructure that if destroyed would result in hardship to communities) meet or intermingle with undeveloped wildland or vegetative fuel.
- 2025’s House Bill 48 requires municipalities, no later than December 31, 2025, to adopt the version of the International Wildland-Urban Interface Code adopted by the state. That version is the 2003 International WUI Code.
- It is expected that the state will adopt a newer version of the WUI Code in 2026. If it does, the city will then need to adopt that newer version.
- It is proposed that the 2003 International WUI Code be adopted by adding it to the list of adopted construction codes found in SMC Title 9 Chapter 15.
- References:
 - H.B.48 Wildland Urban Interface Modifications <https://le.utah.gov/~2025/bills/static/HB0048.html>
 - Utah Wildland-Urban Interface Code https://ffsl.utah.gov/wp-content/uploads/06_Utah_Wildland_5thdnd.pdf