



SYRACUSE CITY

Syracuse City Council/Redevelopment Agency (RDA) Joint Work Session Agenda

May 26, 2026 – 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: 850 6339 1937

Streamed on Syracuse City [YouTube Channel](#)

- a. Meeting called to order.
- b. Public Comment: This is an opportunity to address the Council regarding your concerns or ideas. Please limit your comments to three minutes. (*Individuals wishing to provide public comment may do so via email to City Recorder Cassie Brown, cassieb@syracuseut.gov, by 4:00 p.m. on May 26, 2026. Comments submitted by the deadline will be read for the record of the meeting.*)
- c. Report from Disaster Preparedness Committee regarding disaster preparedness exercise held April 18, 2026. (10 min.)
- d. Discussion regarding proposed Forged Fiber Franchise Agreement. (5 min.)
- e. Planning items:
 1. Proposed General Plan text amendment to add Water Use and Conservation Element in compliance with Senate Bill (SB) 110 and 76. (10 min.)
 2. Consider potential amendments to Section 10.100 of the Syracuse Municipal Code (SMC) pertaining to the Town Center Overlay Zone. (10 min.)
- f. Discussion regarding road utility fee. (10 min.)
- g. Discussion regarding Syracuse City administrative hours of operation. (10 min.)
- h. Discuss/review draft amendments to Syracuse City Recruitment and Retention Policy. (15 min.)
- i. Fiscal Year (FY) 2026-2027 Budget discussion/review. (30 min.)
 1. General budget discussion;
 2. Review proposed amendments to FY2027 consolidated fee schedule;
 3. Review proposed FY2027 wage scale;
 4. Review/discuss participation rates of Syracuse City in the public employee's retirement system and the public safety retirement system for the FY 2026-2027.
- j. Redevelopment Agency (RDA) strategic planning session. (20 min.)
- k. Adjourn.

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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 21<sup>st</sup> day of May, 2026 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 May 21, 2026.

CASSIE Z. BROWN, MMC  
SYRACUSE CITY RECORDER



# COUNCIL AGENDA

## May 26, 2026

Agenda Item “c”

### **Disaster Preparedness Committee Report**

#### ***Factual Summation***

Any questions regarding this agenda item may be directed to Chief Aaron Byington or Officer Erin Behm.

On April 18<sup>th</sup>, 2026, the Disaster Preparedness Committee conducted its annual Emergency Preparedness Exercise. This exercise is designed to evaluate the community’s ability to coordinate and report emergency response needs in their respective districts.

Committee Chairperson Scott Bohn and/or Officer Erin Behm from the Disaster Preparedness Committee will present the results of this exercise.

#### ***Action Items***

None



# COUNCIL AGENDA

May 26, 2026

Agenda Item “d”                      Discuss franchise agreement with Forged Fiber.

## *Factual Summation*

- Please see the attached franchise agreement for Forged Fiber. Any questions regarding this item can be directed at Assistant City Manager Stephen Marshall or City Attorney Colin Winchester.
- Forged Fiber desires to provide telecommunication services within City and in connection therewith to establish a telecommunications network in, under, along, over, and across City’s present and future streets, alleys, easements, and Public Ways, consisting of telecommunication lines, cables, and all necessary appurtenances
- With this agreement, Forged Fiber agrees to pay a 3.5% franchise tax in accordance with the Municipal Telecommunication License Tax Act (Utah Code Ann. 10-1-401 to 10-1-410).
- **Section 5. Term of Agreement.** The first term of this Agreement shall be for a period of ten (10) years, and will continue thereafter on a year-to-year basis unless either party provides written notice to the other party one hundred twenty (120) days’ notice of its intent to renegotiate the terms and conditions of this Agreement. All additional terms and extensions will be negotiated upon terms and conditions acceptable to both parties.
- The city has franchise agreements with other companies that provide telecommunications services in the city. This is a common practice in cities across Utah.

## *Discussion Goals*

- Consider recommendations for administration to execute franchise agreement with Forged Fiber.

## **FRANCHISE AGREEMENT FORGED FIBER 37, LLC**

**FRANCHISE AGREEMENT** (“Agreement”) dated June 9, 2026, by and between Syracuse City, a political subdivision of the State of Utah (“City”), and Forged Fiber 37, LLC (“Franchisee”).

**WHEREAS**, Franchisee desires to provide certain Communication Services within City and in connection therewith to establish a Communications System in, under, along, over, and across City’s present and future streets, alleys, easements, and Public Ways, consisting of telecommunication lines, cables, and all necessary facilities; and

**WHEREAS**, City, in exercise of its management of Public Ways, grants Franchisee a non-exclusive franchise to install, operate and maintain the System in, on, over, upon, along, and across the public rights of way of the City, prescribing certain rights, duties, terms and conditions outlined in this Agreement and reasonable regulation under City’s police power; and

**WHEREAS**, this Agreement is intended to cover all Franchisee’s Facilities within City, whether existing or contemplated;

**THEREFORE**, the parties mutually agree as follows:

**Section 1. Definitions.** For the purposes of this Agreement, the following terms, phrases, words, and abbreviations shall have the meanings ascribed to them below. When not inconsistent with the context, words used in the present tense include the future tense, words in the plural number include the singular number, and words in the singular number include the plural number.

“Affiliate” means an entity which owns or controls, is owned or controlled by, or is under common ownership with Franchisee.

“City” means Syracuse City, Utah.

“Communication(s) Service” means the transmission of voice, data, or other telecommunications services as defined under federal law and any other communications services provided over Franchisee’s Facilities, but only to the extent such services are within City’s lawful authority to regulate.

“Communication(s) System”, “System”, or “Facilities” means Franchisee’s telecommunications system including, all cables, wires, fibers, conduits, ducts, pedestals, and any associated converter, equipment, or other facilities within City’s Public Ways designed and constructed for the purpose of providing Communication Service.

“FCC” means the Federal Communications Commission or any successor governmental entity hereto.

“Franchise” means the authorization granted by this Agreement to construct, operate and maintain Franchisee’s Communication System and associated Facilities for the purpose of offering Communications Service.

“Franchisee” means Forged Fiber 37, LLC, or the lawful successor, transferee, assignee, or affiliate thereof.

“Person” means an individual, partnership association, joint stock franchisee, trust, corporation, or governmental entity.

“Public Way” means the surface of and any space above or below any public street, highway, freeway, bridge, path, alley, court, boulevard, sidewalk, parkway, lane, drive, circle, or any other public right of way including, but not limited to, public utility easements, utility strips, or rights of way dedicated for compatible uses and any temporary or permanent fixtures or improvements located thereon, now or hereafter held by City in the Service Area, which shall entitle City and Franchisee the use thereof for the purpose of installing, operating, repairing, and maintaining the Communications System. Public Way shall also mean any easement now or hereafter held by City within the Service Area for the purpose of public travel, or for utility or public service use dedicated for compatible uses, and shall include other easements or rights-of-way which within their proper use and meaning, entitle City and Franchisee the use thereof for the purposes of installing or transmitting Franchisee’s Communications System over wires, cables, conductors, amplifiers, appliances, attachments, and other property as may be ordinarily and necessarily pertinent to the Communications System.

“Service Area” means the present municipal boundaries of City and shall include any future additions thereto by annexation or other legal means.

**Section 2. Authority Granted.** City hereby grants to Franchisee, subject to the terms and conditions in this Agreement, the right, privilege and authority to utilize City’s Public Ways for construction and operation of Franchisee’s Communications System and to acquire, construct, operate, maintain, replace, use, install, remove, repair, reconstruct, inspect, sell, lease, transfer, or to otherwise utilize in any lawful manner, all necessary equipment and facilities thereto for Franchisee’s Communications System, and to provide Communications Service.

**Section 3. Construction Permits Required.** Prior to site specific location and installation of any portion of its Communications System within a Public Way, Franchisee shall apply for and obtain a construction permit pursuant to City's then existing ordinances.

Unless otherwise provided in said permit, and except under the emergency circumstances described in Section 10, Franchisee shall give City at least 48 hours' notice of Franchisee's intent to commence work in the Public Ways. Franchisee shall file plans or maps with City showing the proposed location of its Communication Facilities and pay all lawful, duly established permit and inspection fees associated with the processing of the permit. In no case shall any work commence within any Public Ways without said permit except as otherwise provided in this Agreement.

**Section 4. Grant Limited to Occupation.** Nothing contained herein shall be construed to grant or convey any right (for clarity, beyond those specified in Section 2), title, or interest in City's Public Ways to Franchisee, nor shall anything contained herein constitute a warranty of title.

**Section 5. Term of Agreement.** The first term of this Agreement shall be for a period of ten (10) years, and will continue thereafter on a year-to-year basis unless either party provides written notice to the other party one hundred twenty (120) days' notice of its intent to renegotiate the terms and conditions of this Agreement. All additional terms and extensions will be negotiated upon terms and conditions acceptable to both parties.

**Section 6. Non-Exclusive Grant.** This Agreement shall not in any manner prevent City from entering into other similar agreements or granting other or further franchises in, under, on, across, over, through, along or below any of City's Public Ways. However, City shall not permit any future franchisee to unreasonably physically interfere with Franchisee's Facilities. If that unreasonable physical interference or disruption occurs, City Engineer will assist Franchisee and such subsequent franchisee in resolving the dispute. Further, this Agreement shall in no way prevent or prohibit City from using any of its Public Ways or affect its jurisdiction over them or any part of them, and City shall retain power to make all necessary changes, relocations, repairs, maintenance, establishment, improvement, dedication of the same consistent with City's police powers, including the dedication, establishment, maintenance, and improvement of all new Public Ways.

**Section 7. Maps and Records.** After a portion of the construction of the Communications System is complete, Franchisee shall provide City with accurate copies of as-built plans and maps in a form and content prescribed by City Engineer. These plans and maps shall be provided at no cost to City. Franchisee shall make available to City at one of Franchisee's offices, upon reasonable advance written notice of no fewer than sixty (60) days and not more often than annually, such relevant information pertinent only to enforcing the terms of this Agreement in such form and at such times as Franchisee can reasonably do so. Subject to applicable laws, any information that Franchisee provides to City, except as otherwise provided herein, is confidential and proprietary and shall not be disclosed or used for any purpose other

than verifying compliance with the terms of this Agreement. Except as otherwise provided herein, any such information provided to City shall be returned to Franchisee following review, without duplication, unless Franchisee grants City written permission to duplicate the information.

**Section 8. Work in Public Ways.** During any period of relocation, construction, or maintenance, all surface structures, if any, shall be erected and used in such places and positions within said Public Ways and other public properties so as to interfere as little as possible with the free passage of traffic and the free use of adjoining property. Franchisee shall, at all times, post and maintain proper barricades and comply with all applicable safety regulations during periods of construction as required by City's ordinances and/or the laws of the State of Utah.

Franchisee shall cooperate with City and all other persons with authority from City to occupy and use City's Public Ways in coordinating construction activities and joint trenching projects. By June 1 of each calendar year, or such other date as City and Franchisee may agree upon from year to year, Franchisee shall provide City with a schedule of its proposed construction activities in, around, or that may affect City's Public Ways. Franchisee shall also meet with City and other grantees, franchisees, permittees, and other users of City's Public Ways annually or as determined by City to schedule and coordinate construction activities. City Engineer shall coordinate all construction locations, activities and schedules to minimize public inconvenience, disruption, or damage to City's Public Ways.

If either City or Franchisee shall at any time after the installation of the Facilities, plan to make excavations in an area covered by this Agreement and as described in this section, the party planning such excavation shall afford the other party, upon receipt of written request to do so, an opportunity to share such an excavation provided that: (1) such joint use shall not unreasonably delay the work of the party causing the excavation to be made or unreasonably increase its costs; (2) such joint use shall be arranged and accomplished on terms and conditions satisfactory to both parties; and (3) either party may deny such request for safety reasons or if their respective uses of the trench are incompatible.

All Facilities constructed or installed by Franchisee pursuant to this Agreement shall be used, constructed and maintained in accordance with applicable laws and local zoning ordinances and regulations. Franchisee shall, prior to commencing new construction or major reconstruction work in Public Ways or other public places, apply for a permit from City. Construction permits shall not be unreasonably withheld, conditioned or delayed by City. Franchisee will provide plans of new Facilities to be placed in the Public Ways or other public places pursuant to a permit issued by City. Franchisee will abide by all applicable ordinances, rules, regulations and requirements of City consistent with applicable law, and City may inspect the manner of such work and require remedies as may be reasonably necessary to assure compliance.

To the extent practical and consistent with any permit issued by City, all Facilities shall be located so as to cause minimum interference with the Public Ways and shall be constructed, installed, maintained, cleared of vegetation, renovated or replaced in accordance with applicable and lawful rules, ordinances, and regulations of City. It is the policy of City to reasonably limit the number of poles within City limits, and as such, where feasible, communications lines will be placed on existing power or communications poles to mitigate circumstances where there are poles on both sides of the road.

Franchisee shall comply with all Blue Stakes laws and rules.

**Section 9. Restoration after Construction.** Franchisee shall, after the installation, construction, relocation, maintenance, removal or repair of its Communication Facilities within the Public Ways restore the surface of said Public Ways and any other City-owned property that may be disturbed by the work to at least the same condition the Public Way or City-owned property was in immediately prior to any such installation, construction, relocation, maintenance or repair, reasonable wear and tear excepted. Franchisee agrees to promptly complete all restoration work and to promptly repair any damage caused by such work to the Public Ways or other affected areas at its sole cost and expense according to the time and terms specified in the construction permit issued by City in accordance with City's applicable ordinances.

**Section 10. Emergency Work Permit Waiver.** In the event of any emergency in which any of Franchisee's Communication Facilities located in, above, or under any Public Way break or are damaged, or if Franchisee's construction area is otherwise in such a condition as to immediately endanger the property, life, health, or safety of any individual, Franchisee shall immediately take proper emergency measures to repair its Facilities, or to cure or remedy the dangerous conditions for the protection of property, life, health, or safety of individuals without first applying for and obtaining a permit as required by this Agreement. However, this shall not relieve Franchisee from the requirement of notifying City of the emergency work and obtaining any permits necessary for this purpose after the emergency work. Franchisee shall notify City by telephone immediately upon learning of the emergency and shall apply for all required permits not later than the second succeeding day during which City Hall is open for business.

**Section 11. Relocation.** In the event that at any time during the term of this Agreement, City shall lawfully elect to alter or change any Public Way requiring the relocation of Franchisee's Facilities, then in such event, Franchisee, upon reasonable notice by City, shall remove, relay and relocate the same at its own expense; except that Franchisee shall, in all cases, have the right, in Franchisee's sole discretion, to abandon its Facilities in place, in lieu of relocation. If public funds are available for such relocation pursuant to law, Franchisee shall not be required to pay the costs of such relocation.

To the extent City requests relocation efforts from Franchisee solely for aesthetic purposes, City agrees to pay all costs associated with relocation. Franchisee shall not be required to pay for the relocation of Franchisee's Facilities, and may require advance payment for costs and

expenses, to the extent such removal or relocation is requested solely for aesthetic purposes, in cases where the original location of Franchisee's Facilities was approved by City through the permitting process.

Franchisee shall, upon the request of any person holding a building moving permit issued by City, temporarily raise or lower its lines to permit the moving of the building, provided: (a) the expense of such temporary removal shall be paid in advance by the person(s) requesting the same; and (b) Franchisee is given not less than fifteen (15) business days' advance notice to arrange for such temporary line changes.

Facility relocations necessitated by private third parties shall be at the expense of such third parties, and Franchisee shall have the right and authority to require payment in advance.

**Section 12. Trimming.** Franchisee shall have the authority to trim trees upon and overhanging all streets, alleys, public utility easements, sidewalks and public places of City so as to prevent the branches of such trees from coming into contact with Franchisee's Facilities. Franchisee shall, when practical, provide notice to City and to any property owner before commencing such work. Franchisee shall not be required to provide notice in advance of such work in emergency conditions.

**Section 13. Dangerous Conditions.** Whenever construction, installation or excavation of the Communication Facilities authorized by this Agreement has caused or contributed to a condition that appears to substantially impair the lateral support of the adjoining Public Way, street, or public place, or endangers the public street, utilities or City-owned property, City Engineer may reasonably request Franchisee to take action to protect the public, adjacent public places, City-owned property, streets, utilities and Public Ways. Such action may include compliance within a prescribed time reasonably agreed to by the parties. If Franchisee fails or refuses to promptly take the actions directed by City or fails to materially comply with such directions, or if emergency conditions caused by such failure or refusal of Franchisee exist which require immediate, reasonable action to ensure public safety, City may enter upon the property and take such lawful actions as are necessary to protect the public, the adjacent streets, utilities, and Public Ways to maintain the lateral support thereof or actions reasonably regarded as necessary safety precautions, and Franchisee shall be liable to City for the direct, proportionate, reasonable costs thereof.

**Section 14. Non-Liability of City for Acts of Franchisee.** City shall not at any time become liable or responsible to any third person, firm, corporation, or individual for any damage, injury, including loss of life or loss by reason of the activities of Franchisee under this Agreement, and Franchisee hereby indemnifies City and holds it harmless against all such liabilities, loss, cost, damage, or expense which may be incurred by City by reason to the extent arising out of the activities of Franchisee under this Agreement to the maximum extent allowed by law. City shall give prompt written notice to Franchisee of any such claim, demand, or lien with respect to

which City seeks indemnification; and shall permit Franchisee to assume defense of such claim, demand, or lien with legal counsel of Franchisee's choice.

**Section 15. Insurance.** Franchisee shall procure and maintain insurance against claims for injuries to persons or damages to the property which may arise from, or in connection with the exercise of the rights, privileges, and authority granted hereunder to Franchisee, its agents, representatives, or employees. Franchisee shall provide to City for its inspection an insurance certificate or memorandum of insurance. Such insurance certificate or memorandum shall evidence:

- Comprehensive general liability insurance with limits inclusive of umbrella or excess liability coverage of not less than (1) \$2,000,000.00 for bodily injury or death to each person; and (2) \$3,000,000 for property damages resulting from any one accident.
- Automobile liability for owned, non-owned, and hired vehicles with a limit inclusive of umbrella or excess liability coverage of \$300,000 for each person and \$500,000 for each accident.
- Workers' compensation within statutory limits.

The liability insurance policies required by this section shall be maintained by Franchisee throughout the term of this Agreement and such other periods of time during which Franchisee is operating without a franchise hereunder or is engaged in the removal of its Communication System. Payment of deductibles and self-insured retentions shall be the sole responsibility of Franchisee. The insurance required by this section shall contain a clause stating that the coverage shall apply separately to each insured against whom a claim is made or suit is brought except with respect to the limits of the insurer's liability. Franchisee's insurance shall be primary insurance with respect to City. Any insurance maintained by City, its officers, officials, employees, consultants, agents, and volunteers shall be in excess of Franchisee's insurance and shall not contribute with it.

**Section 16. Abandonment and Removal of Franchisee's Communication Facilities.** Upon the expiration or termination of the rights granted under this Agreement, Franchisee shall either, at Franchisee's sole option, remove all its Communication Facilities from City's Public Ways within ninety (90) days or abandon the Facilities in place. Upon permanent abandonment and Franchisee's agreements to transfer ownership of the Communication Facilities to City, Franchisee shall submit to City a proposal and instruments for transferring ownership to City. Any such Facilities which are not permitted to be abandoned in place which are not removed within one (1) year of receipt of said notice shall automatically become the property of City.

**Section 17. Municipal Telecommunications License Tax.** For the Franchise granted herein, Franchisee shall pay the Municipal Telecommunications License Tax, in accordance with the Utah Municipal Telecommunications License Tax Act found in Utah Code Title 10, Chapter 1,

Part 4, three and a half percent (3.5%) of Franchisee's gross receipts from telecommunications services attributed to City as set forth in the Municipal Telecommunications License Tax Act, less any business license fee or business license tax enacted by City. All payments shall be made to the Utah State Tax Commission unless otherwise agreed to in writing by the Parties:

Utah State Tax Commission  
210 North 1950 West  
Salt Lake City, Utah 84134

**Section 18. Modification.** This Agreement may only be modified or amended by mutual written agreement of City and Franchisee.

**Section 19. Forfeiture and Revocation.** Subject to the following notice and cure provisions, this Agreement may be terminated for failure by Franchisee to comply with the material provisions hereof and other provisions of City's ordinances.

If City has reason to believe that Franchisee is in violation of this Agreement or other provisions of City's ordinances, the following procedures shall be followed by City:

City shall provide Franchisee with a detailed written notice by certified mail detailing the violation, the steps necessary to cure such violation, and the time period within which the violation must be cured. Within forty-five (45) days thereafter, Franchisee shall respond demonstrating that no violation occurred, that any problem has been corrected, or with a proposal to correct the problem within the specified time period.

Franchisee may request an extension of time to cure an alleged violation if construction is suspended or delayed by City or where unusual weather, natural consequences, acts of third parties, or other circumstances which are reasonably beyond Franchisee's control delay progress, except to the extent that Franchisee has, through its own actions or inactions, contributed to the delay.

If Franchisee does not timely respond to City's cure notice or commence reasonable curative activities within a reasonable timeframe, City may declare Franchisee to be in default with written notice by certified mail to Franchisee. Within thirty (30) business days after such notice to Franchisee, Franchisee may deliver to City a request for a hearing before City Council. If no such request is received, City may declare this Agreement terminated for cause.

If Franchisee files a timely written request for hearing, such hearing shall be held within thirty (30) days after City's receipt of the request. Such hearing shall be open to the public and Franchisee and other interested parties may offer written and/or oral evidence explaining or mitigating such alleged noncompliance. Within ten (10) days after the hearing, City Council on the basis of the record will make the determination as to whether there is cause for termination and whether the Agreement will be terminated. City Council may, in its sole

discretion, fix an additional time period to cure violations. If the deficiency has not been cured at the expiration of any additional time period, or if City Council does not grant any additional period, City Council may, by resolution, declare the Agreement to be terminated, subject to applicable federal and state law.

If Franchisee appeals revocation and termination, such revocation shall be stayed pending judicial review by a court of competent jurisdiction so long as Franchisee is otherwise in compliance with this Agreement.

Franchisee shall not be deemed to be in default failure, violation or noncompliance with any provision of this Agreement where performance was rendered impossible due to an act of God, fire, flood, storm, or other element or casualty, theft, war, disaster, strike, lockout, boycott, prevailing war, or war preparation, or bona fide legal proceedings, beyond Franchisee's control.

**Section 20. City Ordinances and Regulations.** Nothing herein shall be deemed to direct or restrict City's ability to adopt and enforce all necessary and appropriate ordinances regulating the performance of the conditions of this Agreement, including any valid ordinance made in the exercise of its police powers in the interest of public safety and for the welfare of the public. City shall always have the authority to control the locations, elevation, manner or construction and maintenance of Facilities by Franchisee, and Franchisee shall promptly conform with all such regulations to the extent the same are not preempted by federal or state law and unless compliance would cause Franchisee to violate other requirements of the law.

**Section 21. Survival.** All the provisions, conditions and requirements of this Agreement shall be in addition to all other obligations and liabilities Franchisee may have to City at common law by statute or by contract. The provisions, conditions and requirements of Section 8 (Work in Public Ways), Section 9 (Restoration after Construction), Section 13 (Dangerous Conditions), Section 14 (Non-Liability of City for Acts of Franchisee), and Section 15 (Insurance), Section 16 (Abandonment and Removal of Franchisee's Communication Facilities) shall survive the expiration or termination of this Agreement and any renewals or extensions thereof and remain effective until such time as Franchisee removes its Communication Facilities from the Public Ways, transfers ownership of said Facilities to a third party, or abandons said System in place as provided herein. All the provisions, conditions, regulations and requirements contained in this Agreement shall further be binding upon Franchisee's heirs, successors, executors, administrators, legal representatives, and assigns, and all Franchisee's privileges, obligations and liabilities shall inure to its heirs, successors and assigns equally as if they were specifically mentioned wherever Franchisee is named herein.

**Section 22. Severability.** If any section, sentence, clause or phrase of this Agreement shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Agreement.

**Section 23. Assignment.** This Agreement may not be assigned or transferred without City's prior consent, which shall not be unreasonably withheld, conditioned or delayed, except that Franchisee may freely assign this Agreement without notice in whole or in part to a parent, subsidiary, or affiliated corporation or as part of any corporate financing, reorganization, or refinancing. In the case of transfer or assignment as security by mortgage or other security instrument in whole or in part to secure indebtedness, such notice shall not be required unless and until the secured party elects to realize upon the collateral.

Franchisee may, without the prior written notice to City: (1) lease the Facilities or any portion thereof to another; (2) grant an indefeasible right of user interest in the Facilities or any portion thereof to another; or (3) offer to provide capacity or band width in its Facilities to another, provided that Franchisee at all times retains exclusive control over such Facilities and remains responsible for locating, servicing, repairing, relocating, or removing its Facilities pursuant to the terms and conditions of this Agreement.

**Section 24. No Waiver of Rights.** Neither City nor Franchisee shall be excused from complying with any of the terms and conditions contained herein by any failure of the other, or any of its officers, employees or agents, upon any one or more occasions, to insist upon or to seek compliance with any such terms and conditions. Each party expressly reserves any and all rights, remedies, and arguments it may have at law or equity, without limitation, and to argue, assert, and/or take any position as to the legality or appropriateness of any provision in this Agreement that is inconsistent with State or Federal law, as may be amended.

**Section 25. Notice.** Any notice or information required or permitted to be given to the parties under this Agreement may be sent to the following addresses unless otherwise specified:

City:

Syracuse City Treasurer  
1979 W 1900 S  
Syracuse, Utah 84075

With a copy to:

Syracuse City Manager  
1979 W 1900 S  
Syracuse, Utah 84075

Franchisee:

ff\_right\_of\_way@att.com

Notice shall be deemed given upon receipt in the case of personal delivery, or three (3) days after deposit in the U.S. mail in the case of regular mail, or next day in the case of overnight delivery, or immediately in the case of email.

**Section 26. Entire Agreement.** This Agreement constitutes the entire understanding and agreement between the parties as to the subject matter herein and no other agreements or understandings, written or otherwise, shall be binding upon the parties upon approval and acceptance of this Agreement. Provided further that City and Franchisee reserve all rights they may have under the law to the maximum extent possible and neither City nor Franchisee shall be deemed to have waived any rights they may have or may acquire in the future by entering into this Agreement.

**Section 27. Attorneys' Fees.** If any suit or other action is instituted in connection with any controversy arising under this Agreement, each party shall bear its own costs, expenses, and attorneys' fees.

**Section 28. Governing Law/Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State of Utah. The venue and jurisdiction over any dispute related to this Agreement shall be with the Second Judicial District Court in Davis County, or with respect to any federal question, with the United States District Court for the District of Utah in Salt Lake City, Utah.

**SYRACUSE CITY:**

**FORGED FIBER 37, LLC:**

\_\_\_\_\_  
Dave Maughan  
Mayor

\_\_\_\_\_  
By: \_\_\_\_\_  
Title: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
Cassie Z. Brown  
City Recorder



# COUNCIL AGENDA

May 26, 2026

## Agenda item "e.1"

## General Plan Text Amendment

### *Factual Summation*

The Utah Legislature has enacted SB110 (2022) and SB76 (2023), requiring municipalities to formally integrate water supply, use, and conservation planning into their General Plans. This law requires municipalities to analyze the relationship between land use decisions and water usage.

As part of this requirement, each city must evaluate whether it has sufficient water resources to accommodate projected growth. Syracuse City has been diligent in planning ahead with its water infrastructure. The City has adopted system plans for both its culinary water and secondary water systems, along with a water conservation plan. All three plans are publicly available on the City's website. In addition, the City collects water shares, impact fees, and connection fees with all new development to ensure long-term water sustainability.

Attached is a proposed amendment to the General Plan that is intended to satisfy the state's requirement to incorporate a water use element. In accordance with state law, amendments to the General Plan must be reviewed by the Planning Commission, presented in a public hearing, and formally adopted by the City Council through ordinance. This item has been discussed with the Planning Commission on October 7, 2025. A public hearing was also held that night. They are forwarding a recommendation for approval.

### *Goal of Discussion*

The purpose of this discussion item is to review and consider the proposed General Plan text amendment incorporating the Water Use and Conservation Element. The discussion should determine whether the draft amendment sufficiently addresses state requirements and local needs and provide direction to staff regarding potential revisions or a recommendation of approval to the City Council.

## Visioning for the Year 2050

A graphic with a solid blue background. The text '2050' is written in large, white, sans-serif font. Below it, the word 'SYRACUSE' is written in a smaller, green, sans-serif font. There are two stylized clouds: one white outline on the left and one solid blue on the right.

2050  
SYRACUSE

### **Syracuse City General Plan**

Adopted 09/10/2019 - Ord. 19-15

Housing Element Update - 09/13/2022 - Ord. 22-22

Housing Element Update - 02/14/2023 - Ord. 23-04

Water Element Update - Ord. 26 - xx

## Appendix 3 Water Element Analysis

## Syracuse City General Plan - Integrated Land and Water Use Element

Implementation of the water use preservation element is required by Syracuse pursuant to Utah Codes 10-9a-403 and 17-27a-403. Municipal or county legislative bodies are required to adopt and implement this new integrated water and land use element. The following addition to the general plan is provided to satisfy this requirement.

Syracuse City is the main provider for both secondary and culinary water systems for all properties within the city boundaries.

### Population Projections

Syracuse City is a rapidly growing city. Syracuse City's population grew from 24,331 in 2010 to 32,141 in 2020. The 2025 population estimate for the city is 40,286. The city is confident in its ability to have enough water to accommodate growth. Because of good planning and key infrastructure investments, the city has appropriate measures in place to provide adequate water to our projected 2050 population. Population projections are based on Syracuse City's general plan.

*Table 1-Population Projections*

| <b>Year</b> | <b>Population</b> |
|-------------|-------------------|
| 2024        | 38,999            |
| 2025        | 40,286            |
| 2026        | 41,615            |
| 2027        | 42,989            |
| 2028        | 44,407            |
| 2029        | 45,873            |
| 2030        | 47,387            |
| 2031        | 48,950            |
| 2032        | 50,566            |
| 2033        | 52,234            |
| 2034        | 53,906            |
| 2035        | 55,631            |
| 2036        | 57,411            |
| 2037        | 59,248            |
| 2038        | 61,144            |
| 2039        | 63,101            |
| 2040        | 65,120            |

|      |        |
|------|--------|
| 2041 | 67,204 |
| 2042 | 69,354 |
| 2043 | 71,574 |
| 2044 | 73,864 |
| 2045 | 76,228 |
| 2046 | 78,667 |
| 2047 | 81,184 |
| 2048 | 83,782 |
| 2049 | 86,463 |
| 2050 | 89,230 |

## Culinary Water System

The city owns and manages a pressurized, treated culinary water system. This water is used for drinking, bathing, and other indoor needs. The water for the system is provided by a combination of a city owned well and purchased water from Weber Basin Water Conservancy District (WBWCD). The culinary water is pumped into a water tower, where the gravity of the water in the tower pushes the water into water mains buried mostly within public roadways. From the roadway mains, lateral lines carry the water to a water meter located in the park strip. From the meter, a private waterline delivers the water to the home. Wireless meters are read by radio, and the city bills the customer monthly based on a tiered fee structure.

## Culinary Water Level of Service

The current level of service for culinary water is based on existing meter data from both individual meters and source meters and compared to the Syracuse City system specific-design criteria issued by the Division of Drinking Water (DDW). The level of service is established into average annual demand which is how much total water can be withdrawn annually which is 22,506 gal/Person annually, and peak source demand which is how much water needs to be withdrawn at any point in time which is set at 346 gal/day. For planning purposes this level of service will be maintained as the population grows. However, conservation efforts may lower this level of service over time.

## Culinary Average Annual Demand – DDW System Specific Design Criteria

$$\begin{aligned}
 22,506 \text{ gal/Person/year} \times 40,286 \text{ People} &= 906.644 \text{ Million gallons per year} \\
 &= 2782.38 \text{ ac-ft per year}
 \end{aligned}$$

## Culinary Water Capacity

Syracuse City draws most of its water from Weber Basin through a contract with water from a city well supplementing. The City owns water rights for 3 wells within city limits: wells 1, 2, and 3. Wells 1 and 2 are not in operation due to the wells infiltrating with sand until they became unusable. Well 3 was relocated, and there are future plans to either relocate or rehabilitate wells 1 and 2. Table 2 shows the current capacity and typical usage of the water sources in operation.

Table 2-Typical Usage of Sources

| Source                                                  | Average Metered use (gal/month) | Typical Use (gpm) | Maximum Supply (gpm) | Maximum Supply (Acre-Ft/Yr) |
|---------------------------------------------------------|---------------------------------|-------------------|----------------------|-----------------------------|
| Existing Well #3: 589 West and 1700 South               | 19,134,250                      | 750               | 1,346                | 2,142                       |
| Existing WBWCD Source 1: PRV at 1700 South and 589 West | 55,171,250                      | 1,309             | 2,600                | 2,275                       |
| Existing WBWCD Source 2: 200 South and 1000 West        |                                 |                   |                      |                             |
| <b>Total</b>                                            | <b>74,305,500</b>               | <b>2,059</b>      | <b>3,946</b>         | <b>4,417</b>                |

Syracuse City owns water rights that are currently not in use and has plans to use them as the water is needed. Based on the level of service being maintained, an additional water source either through a well or contract will need to be obtained in 2039. However, the total water rights and contracts allocated to Syracuse city will sustain it through 2045.

Table 3-Culinary Water Allocated to Syracuse City Through Rights and Contracts

| Well #                                                 | Water Right #  | Flow (cfs)   | Maximum Flow (gpm) | Volume (ac-ft/yr)           | Typical Water Withdrawn (ac-ft/yr) |
|--------------------------------------------------------|----------------|--------------|--------------------|-----------------------------|------------------------------------|
| 1                                                      | 31-2207        | 0.21         | 94                 | 152.03 <sup>2</sup>         | 0                                  |
|                                                        | 31-3203        | 0.35         | 157                | 253.39 <sup>2</sup>         | 0                                  |
| <b>1, 3<sup>1</sup></b>                                | <b>31-3996</b> | <b>2.5</b>   | <b>1,122</b>       | <b>1,809.92<sup>2</sup></b> | 250                                |
| 2                                                      | 31-745         | 1.30         | 583                | 941.16 <sup>2</sup>         | 0                                  |
| <b>3<sup>1</sup></b>                                   | <b>31-2768</b> | <b>0.50</b>  | <b>224</b>         | <b>361.98<sup>2</sup></b>   | <b>0</b>                           |
| -                                                      | 31-3524        | 0.027        | 12                 | 3.0                         | 0                                  |
| 4                                                      | -              | -            | -                  | -                           | 0                                  |
| <b>Syracuse Total Water Rights</b>                     |                | <b>4.88</b>  | <b>2,193</b>       | <b>3,520</b>                | <b>250</b>                         |
| <b>Weber Basin Water Conservancy District Contract</b> |                | <b>6.9</b>   | <b>2600</b>        | <b>2275</b>                 | <b>2100</b>                        |
| <b>Water Allocated to Syracuse City</b>                |                | <b>11.78</b> | <b>4,793</b>       | <b>5,795</b>                | <b>-</b>                           |

1. Well #3 is the only well source currently in operation.

2. This is a calculated value assuming the maximum flow rate is drawn continuously.

## Summary of Efforts to Maintain Culinary Water Level of Service

The city has a culinary water impact fee facilities plan. The plan is available on our website here: <https://www.syracuseut.gov/DocumentCenter/View/569/Syracuse-Culinary-Water-Master-Plan-and-IFFP-PDF?bidId=> The plan is in the process of being updated, as the last plan is from May 2019. The impact fee plan studies the city's needed system improvements to accommodate growth and maintain the existing system. It also sets the maximum allowable impact fee that the city may charge. The city charges developers culinary water impact fees and culinary water connection fees. The impact fees and connection fees are collected with each building permit. Also, the developer pays to build their roads and associated culinary water lines buried within them. The goal is to ensure that growth is paying for itself.

In 2021, the city constructed a new three-million-gallon culinary water tank. This tank was needed to keep up with growth in the city. The estimated cost of the new tank was \$5,837,410 dollars. The water tank was funded by issuing water bonds that will be paid back over 10 years. The funding to repay the bond comes from impact fees charged on new development and culinary water utility fees that each resident pays.

It is anticipated that the culinary source allotment will be adequate to meet build-out conditions based upon current population projections. If population continues to rise beyond 76,228 due to city boundary expansions or density increases in the General Plan, then a reliable water supply and water use must be evaluated to offset the demand.

## Secondary System

Syracuse City owns and operates a secondary water system to provide irrigation for outdoor watering. Secondary water comes from City owned shares with West Branch, Clearfield Irrigation, Hooper Irrigation, Layton Canal, Contract Water from Weber Basin, District 3 water from Weber Basin, surface water rights, and Davis and Weber Canal shares. Total acre-feet owned is 14,503.6. The city is on the board and helps coordinate water delivery to the city directly.

Water for the system is diverted from the Weber River through canals to City ponds. From the ponds, it is pumped into pressurized pipes buried mostly within public roadways. Lateral lines connect private property to the water mains within the roadways. From that point of connection, residents are free to install their own private sprinkler systems or spigots. The city bills residents a flat fee of \$27.44 per month for most homes. The monthly fee is applied year-round, even though the system is only available during the warmer months.

The city requires secondary water shares to be dedicated to the city prior to development on a project-by-project basis consistent with ordinance 8.10.090. The privately owned shares in Layton Canal and Davis Weber canal companies as well as contract water are available for purchase by developers in sufficient quantities to accommodate future growth.

## Secondary Water Level of Service

The current level of service is based on existing meter records. Secondary water usage from 2025 was calculated using the final water statement from secondary water suppliers. The total usage was 8,927.78 AFY to project water usage into the future, that number was converted into gallons per capita per day, which is the current level of service of the Syracuse secondary water system. For planning purposes, it is assumed that the level of service will remain the same into the future. Conservation efforts will be considered separately in the overall water usage budget.

## Secondary Water Average Annual Demand

$$72,235 \text{ gal/Person/year} \times 40,286 = 2,910 \text{ Million gallons per year}$$

$$= 8927.78 \text{ ac-ft per year}$$

The 2025 level of service for planning purposes will be maintained as the population grows, however, conservation efforts will lower this level of service over time.

## Secondary Water Capacity

Syracuse City's secondary water supply is derived from a combination of irrigation company shares and contracted deliveries provided through regional purveyors. As shown in Table 4, these sources include Clearfield Irrigation, West Branch Irrigation, and the Layton Canal Company, along with contracted water and an associated water right. Together, these entities supply the mix of irrigation shares and contractual allocations that make up the city's overall secondary water capacity.

*Table 4-Secondary Water Shares, Rights, and Contracts*

|                 | Davis & Weber         |                        | Weber Basin      |           | Water Right and Shares | Total           |
|-----------------|-----------------------|------------------------|------------------|-----------|------------------------|-----------------|
| Purveyor        | Clearfield Irrigation | West Branch Irrigation | Layton Canal Co. | Contracts | 31-5207                | -               |
| Shares          | 105                   | 993.5                  | 2,093.5          | 1,738.1   | 3,620                  | -               |
| Acre-feet/Share | 6.4                   | 6.4                    | 1                | 1         | 1                      | -               |
| Acre-feet       | 674                   | 6,378                  | 2,093.5          | 1,738.1   | 3,620                  | <b>14,503.6</b> |

## Summary of Efforts to Maintain Secondary Water Level of Service

The city has a secondary water impact fee facilities plan. The plan is available on our website here: <https://www.syracuseut.gov/DocumentCenter/View/571/Syracuse-Secondary-Water-Master-Plan-and-IFFP-PDF?bidId=> The impact fee plan studies the city's projected system costs to accommodate growth and maintain the existing system, and sets the maximum allowable fee that the city may charge. The plan is in the process of being updated, as the last plan is from January 2017. The city charges developers secondary water impact fees and secondary water connection fees to pay for the system maintenance and upgrades.

The impact fees and connection fees are collected with each building permit, and the developer pays to build their roads and associated secondary water lines buried within them. The goal is to ensure that growth is paying for itself.

Utah Code 73-10-34 requires all secondary services to be converted to meters by January 1, 2030. The cost to install secondary water meters to each home in the city is approximately \$16,400,000. The city has selected a contractor and is currently about 90% complete and projected to be done by the deadline. On the properties that do have meters, the usage data is being collected. HB 0501 requires the city to use the data to implement a tiered fee structure based on usage by 2030.

The city built a new secondary water reservoir completed in 2024 that cost \$13,301,335. The reservoir has a 37 acre-feet capacity. This new reservoir will increase our capacity needed for full buildout.

## Water Conservation Efforts

In addition to expanding water infrastructure capacity, water conservation measures are necessary in order to accommodate a growing population. The city has adopted a Water Conservation Plan as required by the Utah Department of Natural Resources, Division of Water Resources. The plan is available on the city's website at:

<https://syracuseut.gov/DocumentCenter/View/1659/Water-Conservation-Plan-document->

The Great Salt Lake is central to Syracuse's identity as the gateway to Antelope Island, so its preservation is a priority. Reservoir water drains directly into the Great Salt Lake thereby making any conservation efforts supply additional water to the lake.

The conservation plan lays out 13 water conservation goals. They include:

1. Culinary Radio-read Meters – meters converted to radio read to improve leak detection, improved usage tracking.
2. Ordinances – city implemented the following ordinances:
  - 4.25 – annual conservation plan for large-area property owners.
  - 4.15 – prohibiting waste.
  - 10.30.050 – landscaping on new homes not to exceed 35% turf in front and side yards and 15% on commercial properties.
3. Water smart clocks – the city is adding smart clocks to all city parks and buildings.
4. Xeriscaping – Various xeriscaping and turf conversion projects have been completed in our parks, City Hall, cemetery, and roundabouts.
5. Reclaimed Water – Research the possibility of one day reclaiming treated wastewater from North Davis Sewer District treatment plant on the city's west border.
6. Public Education – Ongoing education via print materials, handouts, website, and social media posts.
7. Supply and Demand Accuracy – The city added a pump outflow meter.
8. Secondary Metering – City is currently in process of adding meters to currently

unmetered connections.

9. Secondary Water Season – The city has shortened the season from April 15 to October 15 to May 1 to October 1. They also prohibit watering on Sunday and one other day based on location.
10. Ditch bank maintenance – We actively mow and spray phragmites in ditches.
11. High culinary consumption – The city reviews culinary water reads for unusually high consumption monthly.
12. Park strip conversion – City has an incentive program to excavate grass in park strips of single-family homes at no charge. Also, 'Flipped strip' at City Hall in 2023.
13. Improved accounting of unmetered culinary water – Evaluating the costs to retrofit all city buildings and parks with meters. The city recently increased the fee for the bulk water fill station. The public works department manages a construction water meter rental program.

## Open Space and Agricultural Land Preservation

Syracuse City Ordinance provides strong protections for agricultural land, allowing property owners to maintain their land for agricultural use if they choose. These requests are frequently approved, as the City is committed to respecting landowners' wishes and applying no pressure to develop. In addition to these protections, open land surrounding the wastewater treatment plant is preserved by the Davis Sewer District, further contributing to the community's open space.

Syracuse also enforces development standards that prioritize sustainability and smart growth. For example, the City only permits developments that can be served by a gravity sewer system, which naturally limits expansion and helps preserve open space along the western edge of town. Furthermore, cluster developments are allowed when only a portion of a property can be served by sewer, provided that any undeveloped land is dedicated to the City for preservation. These measures collectively ensure a balance between growth and the protection of Syracuse's rural character.

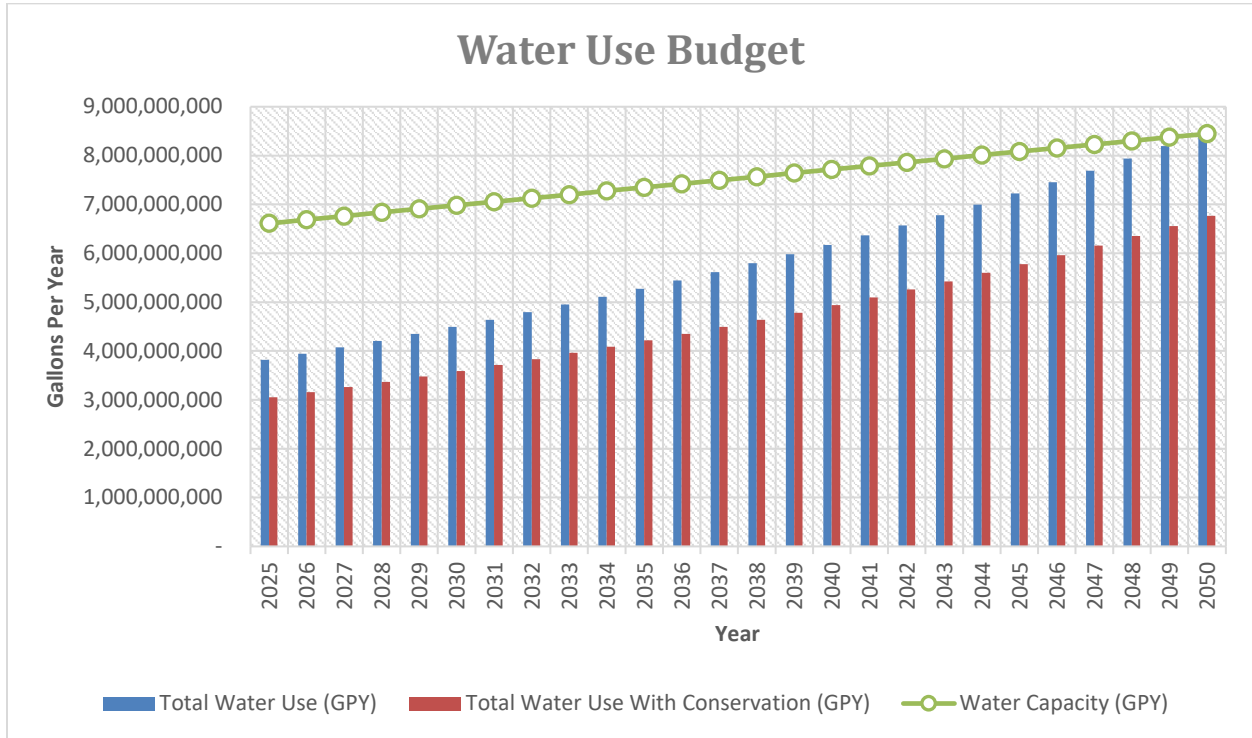
## Overall Water Budget

The combined culinary and secondary water budget meets the current level of service through 2042, and with conservation, supplies can extend to 2049. After that, additional water sources will be required. D&W Canal Company currently delivers 1,990,241,872.5 gallons annually to agricultural customers, and it is assumed that some of this supply will be transferred to the city as development occurs. According to a Weber Basin Conservancy District Report titled "2024 Consumptive Per Capita Water Use – Weber Basin Water Conservancy District" the Gallons per capita per day of water use in Davis County is 83,220 Gallons/person/year and Weber County is 85,410 gallons/person/year.

Table 5-Comparative Water Use to Davis and Weber County

| Community    | Gallons/person/year |
|--------------|---------------------|
| Syracuse     | 94,741              |
| Davis County | 83,220              |
| Weber County | 85,410              |

Figure 1-Syracuse City Water Budget



1. Water Capacity Increases due to city ordinance requiring new developments dedicate 3 acre-feet per acre to the city.

# SYRACUSE CITY

## Existing Secondary System

### Diameter

- 6"
- 8"
- 10"
- 12"
- 16"

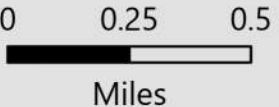
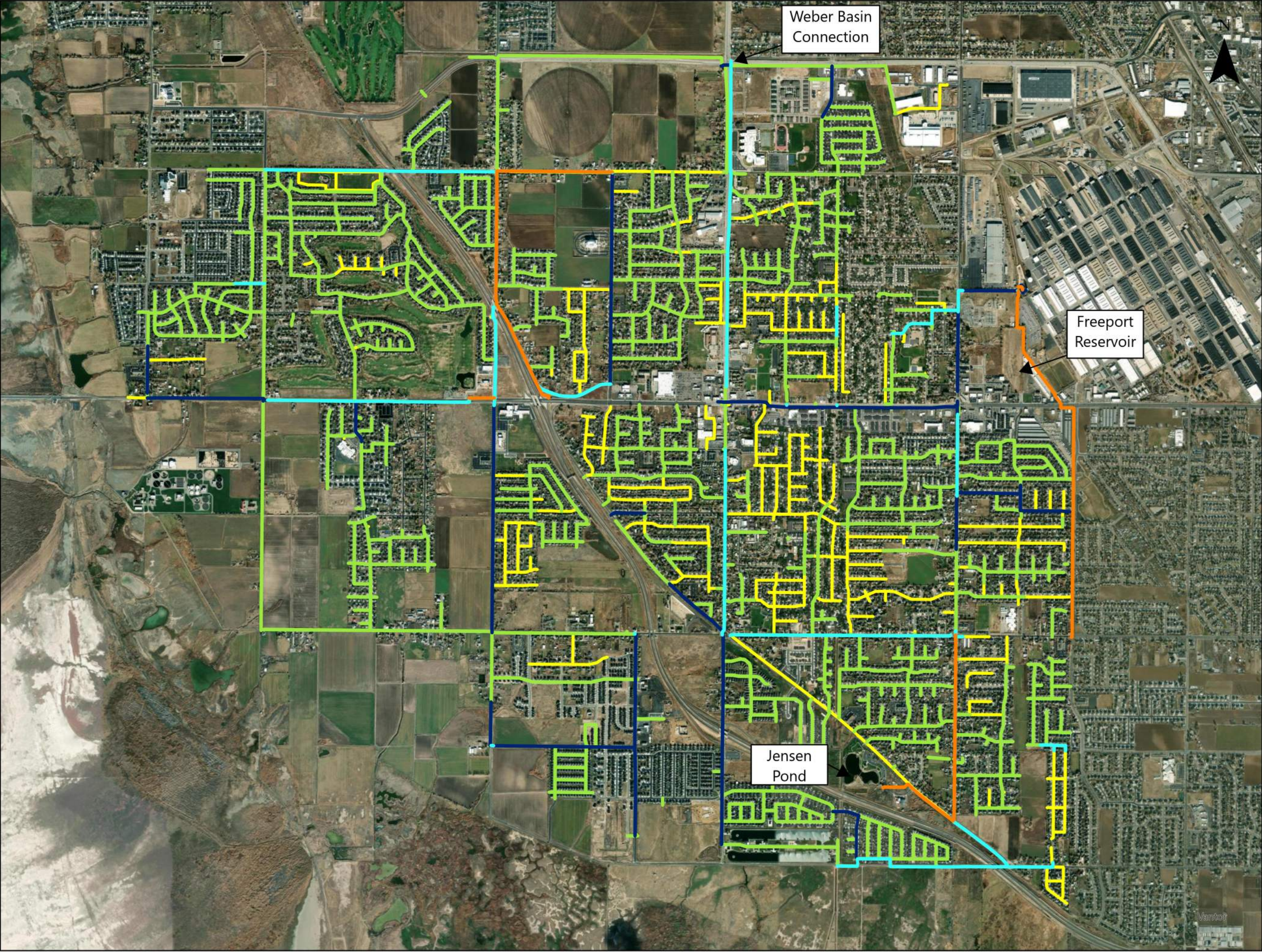


Figure 3-1



# SYRACUSE CITY

## Existing Peak Day Pressures

- PRV
- 3 MG Tank
- Pipe Size
  - 6"
  - 8"
  - 10"
  - 12"
  - 16"

0 0.25 0.5  
Miles

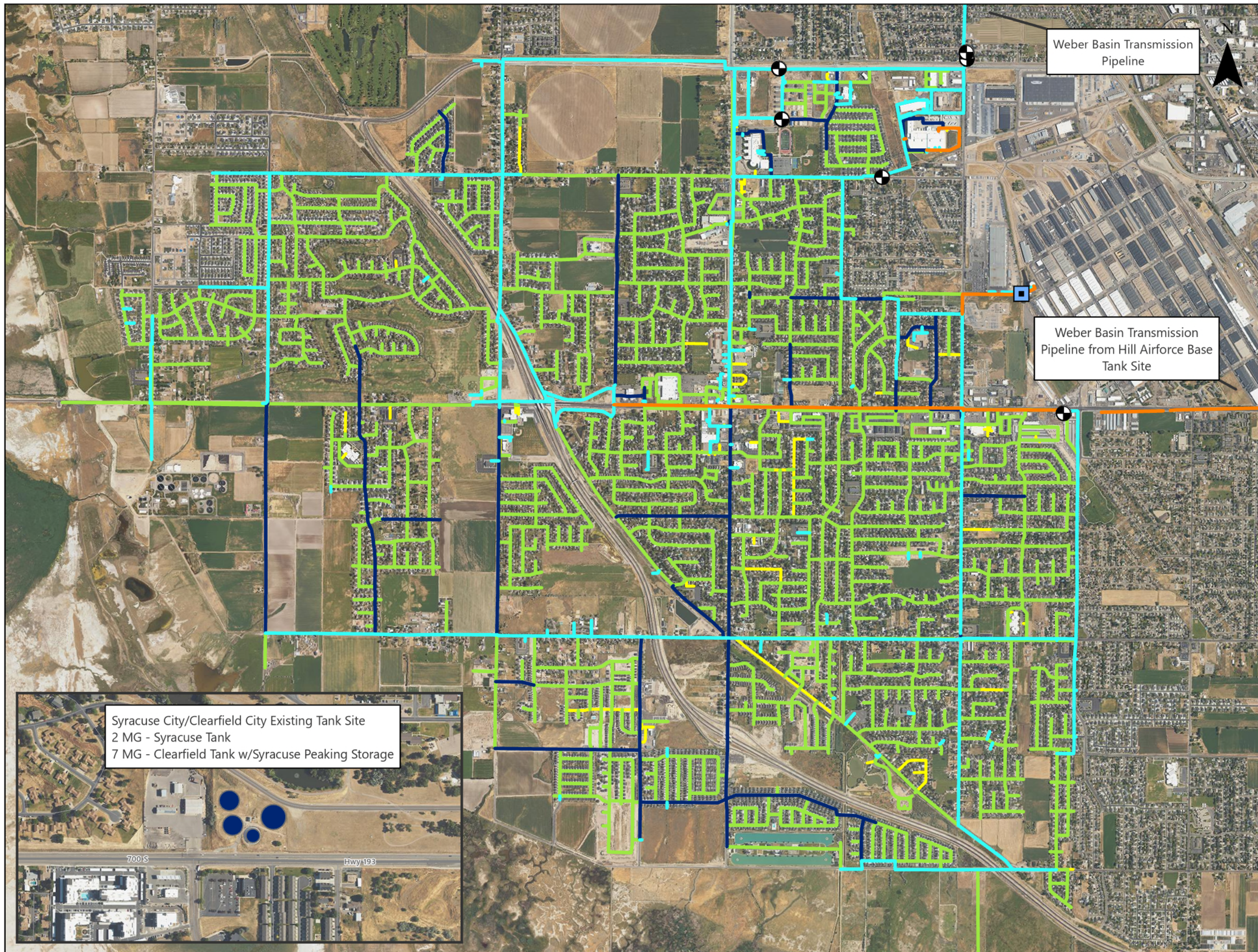


J-U-B ENGINEERS, INC.



J-U-B FAMILY OF COMPANIES

Figure 3-1



Weber Basin Transmission Pipeline

Weber Basin Transmission Pipeline from Hill Airforce Base Tank Site

Syracuse City/Clearfield City Existing Tank Site  
2 MG - Syracuse Tank  
7 MG - Clearfield Tank w/Syracuse Peaking Storage

700 S Hwy 193



# COUNCIL AGENDA

May 26, 2026

## Agenda item "e.2"

## Potential Amendment to the Town Center Overlay Zone

### *Factual Summation*

The city has created special development standards for its Town Center area with the goal of creating an attractive and memorable place that fosters economic development. These standards require extra attention to urban design with intent to grant equality to pedestrians which are often children walking to and from school as well creating a modern main street location for shopping and acquiring services. The center point of the Town Center is the intersection of 2000 W and Antelope Drive. The north two corners have seen modern improvements following the Town Center ordinance. The southern two corners have potential as the properties are redeveloped. The adopted general plan says the following about this main intersection:

*"2000 West and Antelope Drive (Town Center) This focus area is generally accepted as the center of town. As such, it should remain the hub for economic development activities in the city where the highest residential and commercial densities are permitted. This node should become a mixed use area including residential development. Unified architectural and urban design themes reflecting the three themes identified above should be used to create a cohesive sense of place. Pedestrian activity should be prioritized with quality pedestrian amenities. Parking standards should be adjusted to allow for infill development in underused portions of large parking lots. This node should be designed as the best location to congregate for civic and celebratory events like voting, firework shows, parades, and Christmas tree lighting. A vibrant and active center of town contributes to a strong sense of place and identity."*

An amendment to the development standards would ensure that the Town Center vision is preserved. Development standards could include special requirements for corner properties that include increased height, limits to drive through lanes, limits to specific permitted land uses, and/or increased architectural ornamentation.

### *Goal of Discussion*

The purpose of this discussion item is to review and consider a potential amendment to the Town Center Ordinance found in ordinance 10.100.

### *Attachments*

Example pictures

Relevant ordinance

Proposed ordinance amendment in red



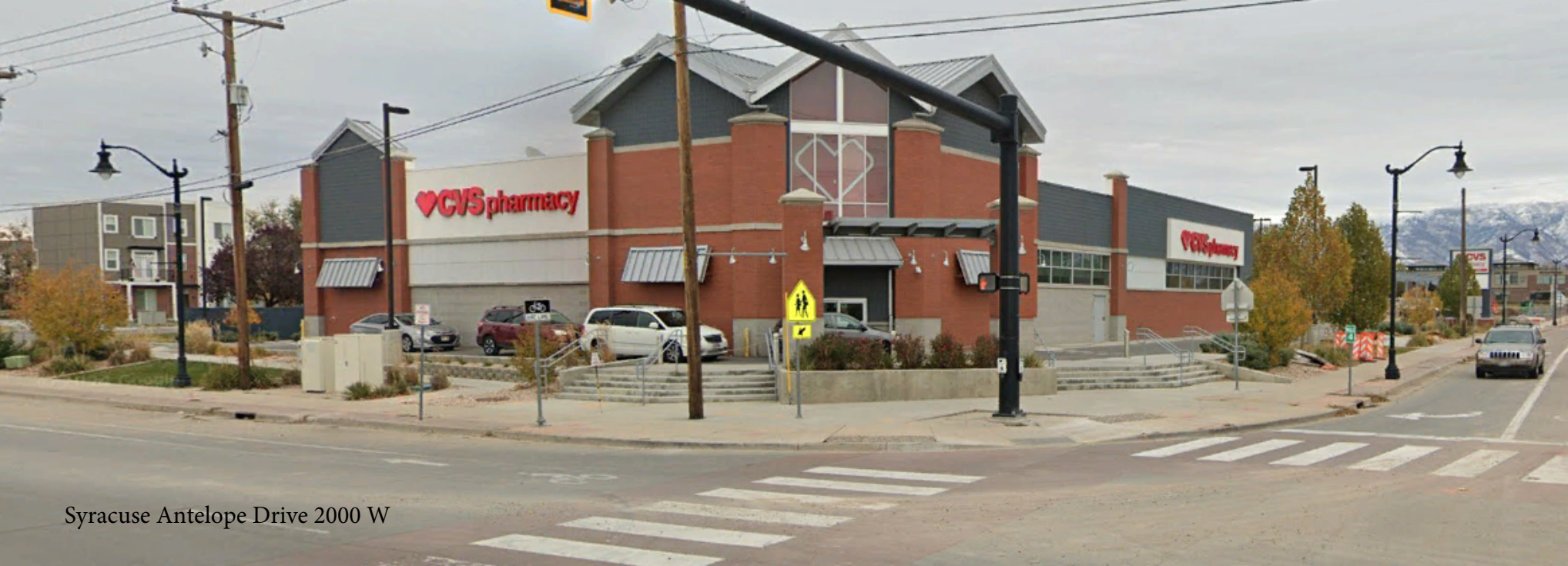


Walmart  
... More!  
AT&T  
DENTAL CARE  
Work  
SURACUSE  
TOWN CENTER  
2052 W 1700 E

THAI  
Jasmine

Lulu's  
DENTAL  
FRANCHISE

FOR LEASE  
CFC  
801-393-1133  
CFC  
801-382-2713



Syracuse Antelope Drive 2000 W

North Salt Lake 48 E Center Street



### **10.20.030 General application requirements.**

#### (L) Pending Ordinance Amendments.

(1) When the City formally initiates proceedings to amend the zoning map or text of this title, a person who thereafter files an application that the proposed amendment may affect shall not rely on the existing zoning map or text under consideration.

(a) A formal initiation for a proposed zoning map or text amendment shall be the date of publication of a Planning Commission or City Council agenda, in accordance with Utah law and as required in this chapter.

(b) The filing date of an application shall be the submission date of all materials required for the application, as set forth in this title.

(2) An application affected by a pending amendment to the zoning map or text of this title shall be subject to the following requirements:

(a) The City shall not act upon such applications until six months after noticing a proposed amendment in a Planning Commission or City Council agenda, as the case may be, in accordance with Utah law unless:

(i) The applicant voluntarily agrees to amend their application to conform to the requirements of the proposed amendment; or

(ii) The City enacts or defeats the proposed amendment sooner.

(b) If the City enacts a pending amendment to the zoning map or text of this title within six months of the publication date of a Planning Commission or City Council agenda, as the case may be, an affected application filed during the pending amendment shall conform to the enacted amendment.

(c) If the City does not enact a pending amendment to the zoning map or text of this title within six months of the publication date of a Planning Commission or City Council agenda, as the case may be, the City shall no longer consider the proposed amendment pending and shall consider any affected application without regard to the previously pending amendment.

(3) The Community Development Department shall give written notice to an affected applicant of a pending amendment to the zoning map or text of this title informing them that their request may require changes in order to conform to a proposed zoning map or text amendment and that copies of the pending legislation are available at the Community Development office.

(4) All provisions herein shall comply with the provisions of Utah Code Section 10-9a-509.

## Chapter 10.100 TOWN CENTER OVERLAY ZONE

Sections:

- 10.100.010 Purpose.**
- 10.100.020 Development requirements.**
- 10.100.030 Permitted uses.**
- 10.100.040 Development theme.**
- 10.100.050 Development plan.**
- 10.100.060 Architectural Review Committee.**
- 10.100.070 Special provisions.**

### **10.100.010 Purpose.**

This [zone](#) includes the land [area](#) as defined on the Syracuse City current zoning and [general plan](#) maps. The purpose of the town center overlay [zone](#) is to provide a method for implementing special provisions regarding the establishment and promotion of a central core [area](#) of the community characterized by stringent design standards for [buildings](#), [public](#) spaces, site design and [landscaping](#) with a harmonious and wide range of development opportunities that introduce a mixed-use concept. While the town center zoning classification is intended to address new construction that may occur within the town center [area](#), it is also intended to support the preservation and adaptive reuse of any existing historic [structures](#); the preservation of existing natural features, especially trees; new development that blends in with existing conditions and enhances the traditional town center character; the advancement of architectural and site design standards that promote walkability and human scale; and the creation and maintenance of historic town center identity. [Ord. 21-26 § 1 (Exh. A); Ord. 09-09 § 1 (Exh. A); Code 1971 § 10-20-010.]

### **10.100.020 Development requirements.**

Developments shall conform to the following standards in addition to the standards in the ARC, [site plan](#), and underlying zoning ordinances:

(A) [Buildings](#) within the town center shall be oriented towards the street with the purpose of creating visual interest to slow traffic for pedestrian safety and a more interesting visitor experience.

(1) [Buildings](#) shall have a maximum front [setback](#) of 30 feet, minimum of 15 feet.

(2) A deeper [setback](#) of the principal [structure](#) may be allowed in rare circumstances only if objects or [structures](#) are built within the standard [setback](#) creating the effect of an enclosed street wall that the principal [structure](#) would have created.

(a) Acceptable objects and [structures](#) to qualify for a deeper [setback](#) include canopies, trellis, architectural [screens](#), columns and/or pedestrian lighting.

(b) Objects such as walls, benches or fencing alone do not qualify as creating the effect described in this subsection.

(c) The objects or [structures](#) shall be featured along at least 50 percent of the property [frontage](#).

(d) All [structures](#) shall conform to the commercial [building](#) standards including cladding, height and roofline.

(e) If the site is located on the corner of two [public streets](#), the deeper [setback](#) shall not be allowed.

(3) [Buildings](#) shall feature a street facing storefront that:

(a) Has an operable door;

(b) Is surrounded by a glass storefront denoting a main entrance; and

(c) Has a direct sidewalk connection to the sidewalk along the road and any other nearby sidewalks.

(4) Corner buildings shall feature:

(a) a chamfered corner or rotated tower facing the intersection

(b) a storefront on the chamfered corner. Storefronts shall feature the following:

(i) operable door or window

(ii) glass on each side of the door/window

(iii) awning over storefront

(c) a sidewalk from the intersection corner to the chamfered storefront building corner

(d) a two story tower feature taller than the rest of the building. Towers shall feature the following:

(i) upper level of the tower must feature windows

(ii) hipped roof

(e) no drive-through lanes or parking allowed between the building and the roadway.

(5) ~~(4)~~ Sidewalk connections described in subsection (A)(3)(c) of this section shall:

- (a) Be at least five feet wide;
- (b) Connect with the shortest distance possible;
- (c) Feature pedestrian scale lighting; and
- (d) Include the following features, when a sidewalk connection crosses a [parking lot](#) or drive aisle:
  - (i) Decorative colored concrete;
  - (ii) Paint treatment with reflective paint; and
  - (iii) A landscaped refuge island a minimum of every 50 feet to 70 feet of sidewalk.

(B) Parking shall be screened with [landscaping](#) and a low brick or stone wall when visible from street.

(C) Signage in the town center shall conform with the following regulations in addition to the regulations found in Chapter [10.45](#) SMC:

- (1) On-site detached signage shall be no taller than 10 feet, except [signs](#) associated with a multi-tenant [office](#) building may be up to 15 feet.
- (2) Maximum [area](#) of 100 square feet including base [structure](#), signage, roof, foundation, hollow [areas](#), and any other associated elements.
  - (a) [Signs](#) shall be measured as a generalized length times width.
  - (b) [Signs](#) associated with a multi-tenant [office](#) building may be up to 120 square feet in [area](#).
- (3) All [signs](#) shall feature a decorative [masonry](#) base of brick, rock, or stone. Block concrete [masonry](#) units are prohibited, whether split, honed or other.
- (4) Off-premises signage shall not be allowed.
- (5) Attached [building](#) signage or branding colors shall not exceed 10 percent of any side of any [structure](#)'s facade.
- (6) Electronic message centers (EMC) shall:
  - (a) Be limited to one per [building](#) per site;
  - (b) Be a maximum of 40 square feet;
  - (c) Be counted towards the maximum detached signage square footage and height allowances; and
  - (d) Have adjustable brightness that is adjusted down to prevent light pollution, particularly at night, which is accomplished by:
    - (i) Using a photocell sensor that notifies the display to change brightness according to the ambient light conditions.

- (ii) Setting a maximum brightness level for EMC of 0.3 foot-candles above ambient light conditions when measured at an appropriate distance. [Ord. 21-26 § 1 (Exh. A); Ord. 09-09 § 1 (Exh. A); Code 1971 § 10-20-020.]

#### **10.100.030 Permitted uses.**

[Uses](#) permitted within the town center overlay [zone](#) are those [uses](#) as permitted or conditionally permitted under current zoning or the [uses](#) as outlined in the City's [general plan](#) as adopted with the exception of the following [uses](#) which are prohibited within the town center overlay zone: auto repair, auto body, auto maintenance, auto detailing, car washes, and car dealerships. These [uses](#) are limited with the intent to create a pedestrian-friendly mixed-use City core, including the location and orientation of drive-through service [uses](#). [Ord. 21-26 § 1 (Exh. A); Ord. 18-10 § 1 (Exh. A); Ord. 09-09 § 1 (Exh. A); Code 1971 § 10-20-030.]

#### **10.100.040 Development theme.**

Development in this [zone](#) shall conform to an approved development theme. The theme shall be reviewed and recommended for approval by the Architectural Review Committee. Final approval of any development theme shall be by the [City Council](#), and shall conform to the provisions outlined in the town center master plan. [Ord. 21-26 § 1 (Exh. A); Ord. 09-09 § 1 (Exh. A); Code 1971 § 10-20-040.]

#### **10.100.050 Development plan.**

To ensure development conforms to the town center master plan, City staff shall review and approve all development plans. Drawings should include the placement of [buildings](#) and their [uses](#), [landscaping](#), parking, lighting, and design guidelines outlined in the [area](#) master plan. Before submittal to the [Planning Commission](#) for recommendation and to the [City Council](#) for final approval all plans, elevations and architectural details shall be reviewed by the Architectural Review Committee. The Architectural Review Committee shall review and recommend any plans, elevations or details prior to consideration by the [Planning Commission](#) and approval by the [City Council](#). [Ord. 21-26 § 1 (Exh. A); Ord. 09-09 § 1 (Exh. A); Code 1971 § 10-20-040.]

#### **10.100.060 Architectural Review Committee.**

Developments within the town center overlay [zone](#) are required to be reviewed by the Architectural Review Committee in accordance with Chapter [10.28](#) SMC, Architectural Review Committee and Design Standards. [Ord. 21-26 § 1 (Exh. A); Ord. 13-11 § 1; Ord. 09-09 § 1 (Exh. A); Code 1971 § 10-20-050.]

#### **10.100.070 Special provisions.**

- (A) All lots, parcels, or sites shall have a minimum 15 percent of the total [area](#) landscaped, including all required [front yards](#), installed within four months of occupancy and permanently maintained in good condition.
- (B) Temporary [buildings](#) shall meet the provisions of the currently adopted editions of the International [Building](#) Code and must be sufficiently anchored to withstand a 100-mile-per-hour wind.
- (C) Commercial [uses](#) that require grease traps/interceptors shall locate such devices on the outside of the restaurant or food service [building](#) and frequently and effectively service such devices to maintain them in satisfactory working order to protect the sanitary sewer system from contaminants. A licensed hauler shall dispose of all materials removed from a grease trap/interceptor at an approved disposal site in a lawful manner.
- Restaurant, food service businesses, or commercial [uses](#) of used fryer oil shall dispose of such oil into a self-contained oil-rendering tank for disposal and transport. Outside or "refuse/dumpster" storage of oil-rendering barrels or other containers is prohibited.
- (D) In order to minimize the possibility of commercial properties becoming blighted, retail establishments of 40,000 square feet or greater shall enter into a facility [use](#) agreement with the City prior to the issuance of a [building](#) permit. Additionally, the owner shall submit a facility maintenance plan as required in this chapter 30 days prior to the owner vacating the [building](#).

- (1) The terms "vacant" or "vacate" as used herein shall mean that no business activity is undertaken from the retail establishment for a period of 180 consecutive days.

(2) The facility [use](#) agreement shall outline the responsibility of the owner to remove the [building](#), should it become vacant for more than three and one-half consecutive years, and shall provide legal remedies to enforce the terms of the agreement. In the event a [building](#) is vacant for more than three and one-half consecutive years, the owner shall remove the [building](#) and restore the property to a safe and compatible condition. The facility [use](#) agreement shall be in substantially the following form, which form is hereby adopted as part of this title:

Facility [Use](#) Agreement

AN AGREEMENT BY AND BETWEEN \_\_\_\_\_, A \_\_\_\_\_ HEREINAFTER REFERRED TO AS OWNER, AND SYRACUSE CITY, A MUNICIPAL CORPORATION HEREINAFTER REFERRED TO AS CITY.

Recitals

- (1) The Owner desires to construct a commercial facility, at approximately \_\_\_\_\_, in Syracuse City to conduct a business known as \_\_\_\_\_.
- (2) The City has adopted [ordinances](#) to govern the development of commercial property within Syracuse City designed to protect the health, safety, and welfare of the community.
- (3) The City has valid concern that blighted conditions might occur should said facility or [structure](#) become vacant for an extended period of time.
- (4) The Owner and City are desirous to minimize impact to the community should the [building](#) become vacant.

Agreement

NOW, THEREFORE, for and in consideration of the mutual promises, covenants, and conditions set forth herein, and other good and valuable consideration, the Owner and City agree as follows:

- (1) Owner will provide the City a written facility management plan 30 days prior to vacating the [building](#) which outlines plans to maintain the property according to City [Ordinance](#). Failure to do so will constitute a breach of this Agreement and entitle the City to injunctive relief to enforce the provisions hereof.
- (2) Should the [building](#) remain vacant for 42 consecutive months, the City shall provide written notice to the Owner, at the address as it appears on this Agreement, ordering Owner to remove the [building](#) and restore the property to a condition that does not distract from surrounding businesses.
- (3) Should the Owner fail to comply with the City request to remove the [building](#) within 30 days from the mailing date of said notice to the Owner, the City may file suit for specific performance to enforce the terms of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

(Signed, witnessed, and/or attested)

(3) In the event, for any reason, the retail establishment chooses to vacate the premises for a period of six months or greater, the owner shall submit a facility maintenance plan to the City 30 days prior to vacating. The maintenance plan shall include:

- (a) The estimated time the facility will be vacant.
- (b) Detailed plans to maintain the property during the time it will be vacant.
- (c) Method of securing all entrances to the facility.
- (d) Plans to restrict access to off-street parking.
- (e) Plans to remove all advertisement and business signage.
- (f) Plans to market the property.

(E) Existing residential and accessory [structures](#) may remain in this [zone](#) for commercial purposes if the property meets all the following conditions:

- (1) The proposed [use](#) for the [structure](#) conforms with the [permitted use](#) for this [zone](#).

- (2) The lot size has a minimum of 21,780 square feet.
- (3) The parcel has a minimum [frontage](#) as required by zoning on an existing [public street](#).
- (4) [Setbacks](#) comply with the established minimum requirements for this [zone](#) and receive approval with [site plan](#).
- (5) The lot has an existing driveway access from a [public street](#) and receives approval with [site plan](#) for any proposed modifications to said driveway (the Utah Department of Transportation shall also approve any access located on a state road).
- (6) All off-street parking complies with the requirements in Chapter [10.40](#) SMC and receives approval with [site plan](#).
- (7) All [signs](#) and lighting comply with the requirements in Chapter [10.45](#) SMC and receive approval with [site plan](#).
- (8) All landscape and buffering comply with the established requirements in Chapter [10.30](#) SMC and receive approval with the [site plan](#).
- (9) The [Building](#) and Fire Departments inspect and approve all plans and [uses](#). [Ord. 21-26 § 1 (Exh. A); Ord. 09-09 § 1 (Exh. A); Code 1971 § 10-20-060.]

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The Syracuse Municipal Code is current through Ordinance 25-42, passed December 9, 2025.

Disclaimer: The city clerk's office has the official version of the Syracuse Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

City Website: <https://syracuseut.gov/>

City Telephone: (801) 614-9633

Codification services provided by [General Code](#)



# COUNCIL AGENDA

## May 26, 2026

Agenda Item “f”                      Road Utility Fee Discussion

### ***Factual Summation***

During the budget retreat meeting April 12, 2024, staff was given direction to explore a road utility fee and how that may look for Syracuse. A road condition study that details the Pavement Surface Evaluation Rating (PASER) of every city road was completed June 2024. During council meeting on August, 27, 2024 there was a discussion of the road condition study findings. During council meeting February 25, 2025 funding scenarios were discussed. The results of the road study is included in the packet.

HB425 signed on March 24, 2026 (Utah Code 10-6-134.5) enables municipalities to impose transportation utility fees, which requires a detailed study to ensure they are based on actual road usage. If an ordinance is passed by city council, it has a ten-year life. Continuing the fee beyond ten years would require another ordinance at that time. An annual report must be submitted to the state auditor describing the financial status of the fund and the need for the fund.

### **Discussion Items**

A transportation utility fund is a dedicated fund that can pay for pavement maintenance and associated labor costs needed to increase road maintenance to a level of service desired by city council.

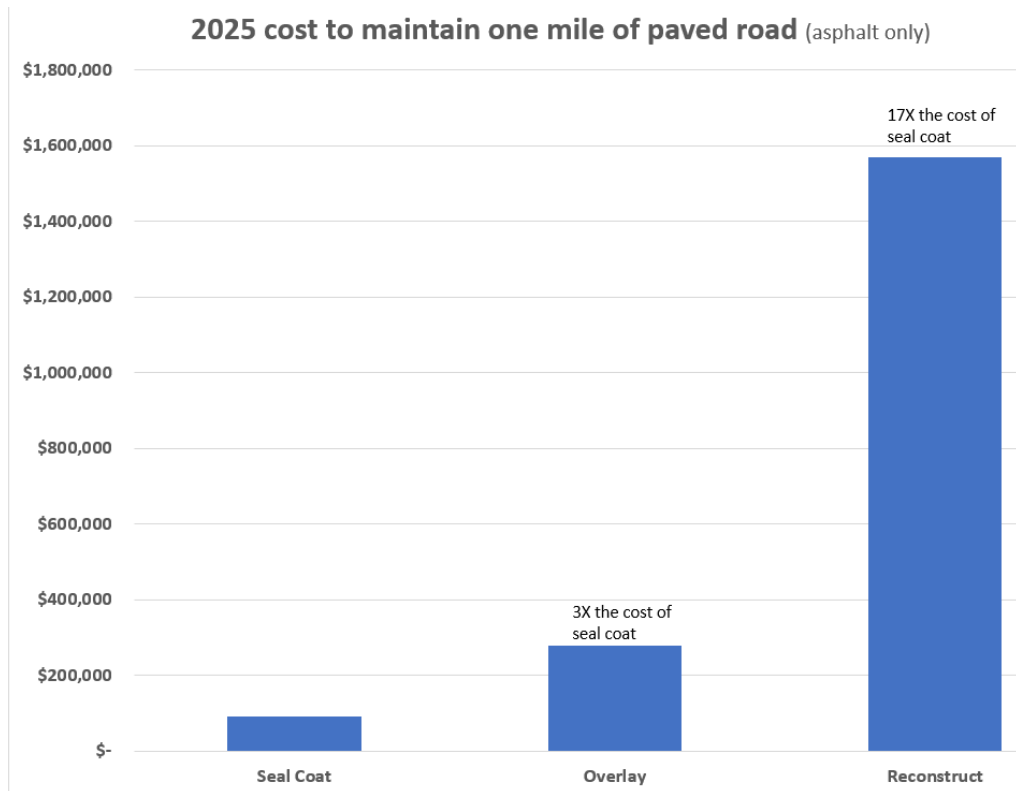
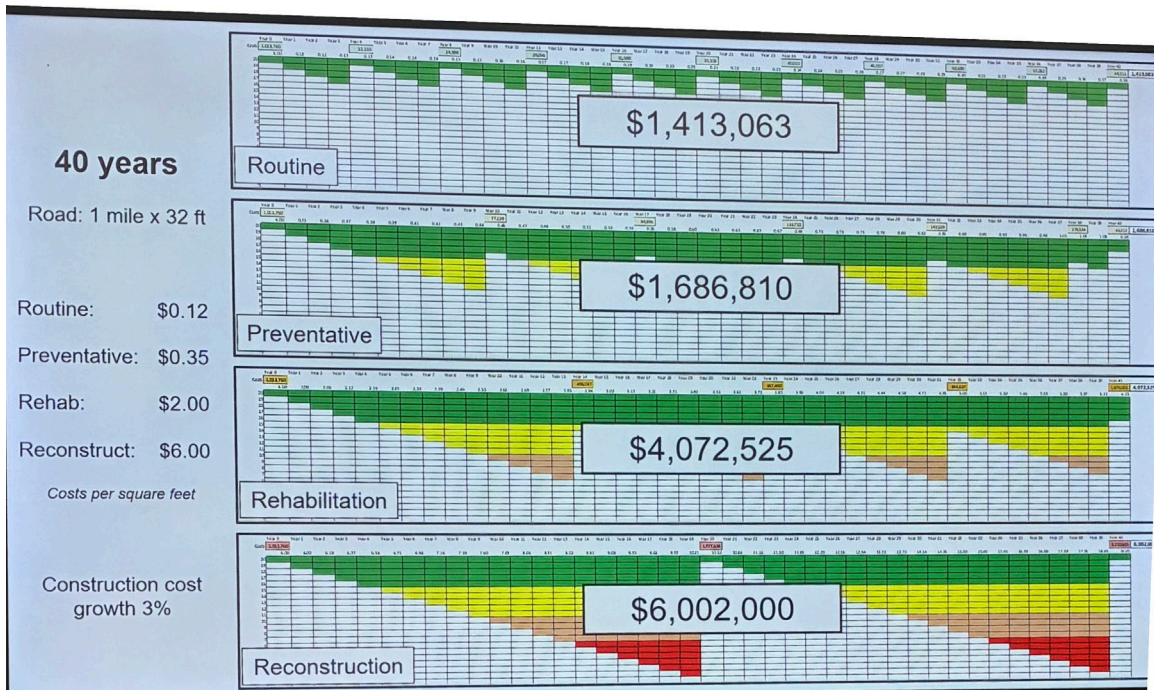
Road life is generally 20 years and can be extended to longer life with surface treatments. Surface treatments in 5 or 10-year increments will extend the life of roads and significantly reduce overall costs to preserve the pavement condition.

Four scenarios were presented in the TUF analysis. These are not the only options, only a place to begin discussions. The council may bring ideas for other scenarios to discuss.

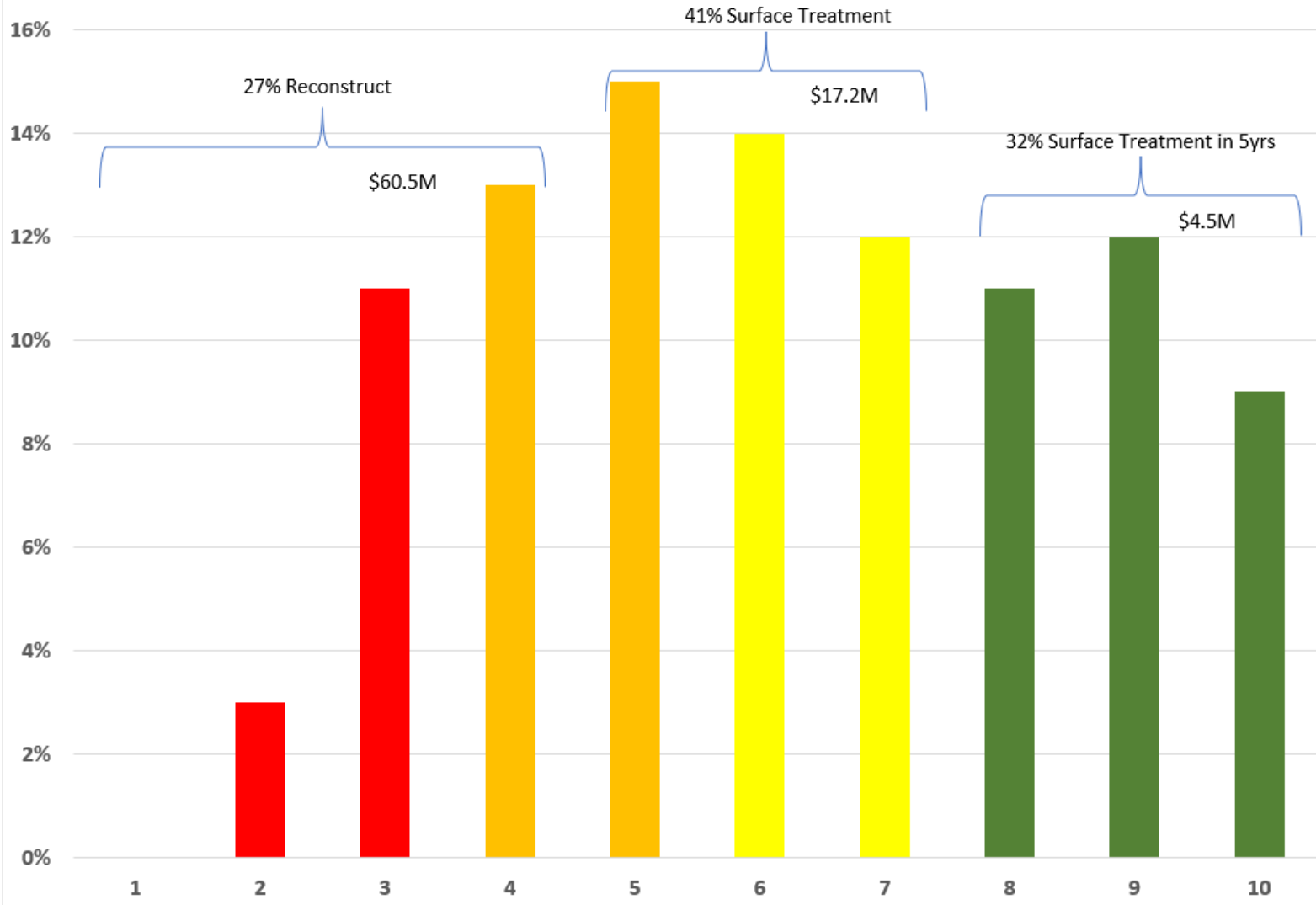
Discuss what is an acceptable level of service for pavement conditions.

Review the information. Give input on our path forward.

In a forty-year period, a mile of road will cost approximately 4.25 times less if routine surface treatments are done rather than rebuilding the road at the end of its life. This is because seal coats are less expensive than removing and replacing asphalt.

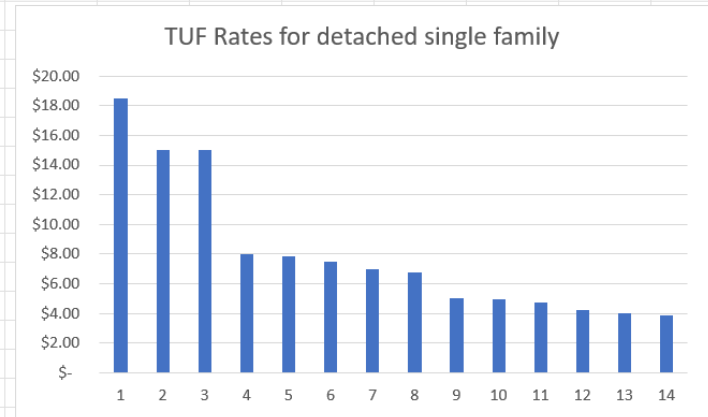


# Paser Rating



**Transportation Utility Fee, Rate Examples from other cities, 2025**

|                 | Detached single family | Multi-family | Comm <5k    | Comm 5-10k  | Comm >10k   | Institutional |
|-----------------|------------------------|--------------|-------------|-------------|-------------|---------------|
| Highland        | \$ 18.50               | \$ 18.50     | \$ 18.50    | \$ 18.50    | \$ 18.50    | \$ 18.50      |
| South Weber     | \$ 15.00               | \$ 15.00     | \$ 15.00    | \$ 15.00    | \$ 15.00    | \$ 15.00      |
| North Ogden     | \$ 15.00               | \$ 15.00     | \$1.5/eru   | \$1.5/eru   | \$1.5/eru   | \$1.5/eru     |
| Mapleton        | \$ 8.00                | \$ 8.00      | \$ 8.00     | \$ 8.00     | \$ 8.00     | \$ 8.00       |
| Kaysville       | \$ 7.85                | \$ 5.45      | \$3/ksf     | \$6/ksf     | \$9/ksf     | \$4.5/ksf     |
| Fruit Heights   | \$ 7.50                | \$ 7.50      | \$ 7.50     | \$ 7.50     | \$ 7.50     | \$ 7.50       |
| Farr West       | \$ 7.00                | \$ 7.00      | \$ 7.00     | \$ 7.00     | \$ 7.00     | \$ 7.00       |
| Pleasant Grove  | \$ 6.76                | \$ 6.76      | \$ 33.02    | \$ 188.84   | \$ 188.84   | \$ 33.02      |
| Santa Clara     | \$ 5.00                | \$ 5.00      | \$ 8.00     | \$ 147.00   | \$ 147.00   | \$ -          |
| South Ogden     | \$ 4.96                | \$ 4.96      | \$ 15.72    | \$ 95.55    | \$ 286.76   | \$ 61.48      |
| Vineyard        | \$ 4.75                | \$ 4.75      | \$70/ksf    | \$70/ksf    | \$70/ksf    | \$70/ksf      |
| Provo           | \$ 4.20                | \$ 2.52      | \$ 30.05    | \$ 90.38    | \$ 269.93   | \$ 109.53     |
| Pleasant View   | \$ 4.00                | \$ 4.00      | \$ -        | \$ -        | \$ -        | \$ -          |
| Farmington      | \$ 3.90                | \$ 3.90      | \$ 2.00     | \$ 2.00     | \$ 2.00     | \$ 2.00       |
| South Salt Lake | \$ -                   | \$ -         | \$21.66/ksf | \$21.66/ksf | \$21.66/ksf | \$ -          |
| Average         | \$ 8.03                |              |             |             |             |               |





**Date:** March 13, 2025  
**To:** Robert Whiteley, Syracuse City Public Works Director  
**From:** Dallas Wall, Clancy Black; WCG  
**Subject:** Syracuse Pavement Management Plan

## **INTRODUCTION**

This memo describes the recommended method of implementation, and the methodology of the pavement management plan provided to Syracuse City by WCG. Three cost scenarios are presented in this memo along with the resulting pavement condition and performance measures. This information can be used to forecast pavement conditions and determine the most appropriate funding level based on community priorities.

## **BACKGROUND**

Current pavement management efforts by Syracuse City combine pavement upgrades with other necessary utility maintenance or repairs to maximize the value of the dollars spent, or addressed pavements based on their failing condition.

Pavement assets have been designed for a certain service life and are then allowed to degrade to a failing level and then replaced. The FHWA has recognized that this method of asset management is too costly to maintain. Engineers have developed methods of pavement preservation to extend the service life of pavements and thereby defer or eliminate the future replacement costs. The FHWA<sup>1</sup>, asserts that pavement management plans should balance the degradation rates of the pavement with preservation efforts. The information herein is based on Pavement Surface Evaluation and Rating (PASER) method developed by the University of Wisconsin-Madison<sup>2</sup>.

## **CURRENT CONDITION**

As of this report Syracuse City manages 261 lane-miles of pavement. The following information was gained from the pavement asset inventory in spring of 2024.

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<sup>1</sup> Galehouse, L., Sorenson, J. (2007). A Quick Check of Your Highway Network Health. National Center for Pavement Preservation, US Department of Transportation.

<sup>2</sup> Walker, D., Entine, L., Kummer, S. (2013), PASER Manual Asphalt Roads, Transportation Information Center, University of Wisconsin-Madison

1. Average PASER rating: 6.2, (good/fair)
  - a. Poor (PASER 1-3): 14%
  - b. Fair (PASER 4-5): 28%
  - c. Good (Paser 6-7): 26%
  - d. Very Good (Paser 8-10): 32%

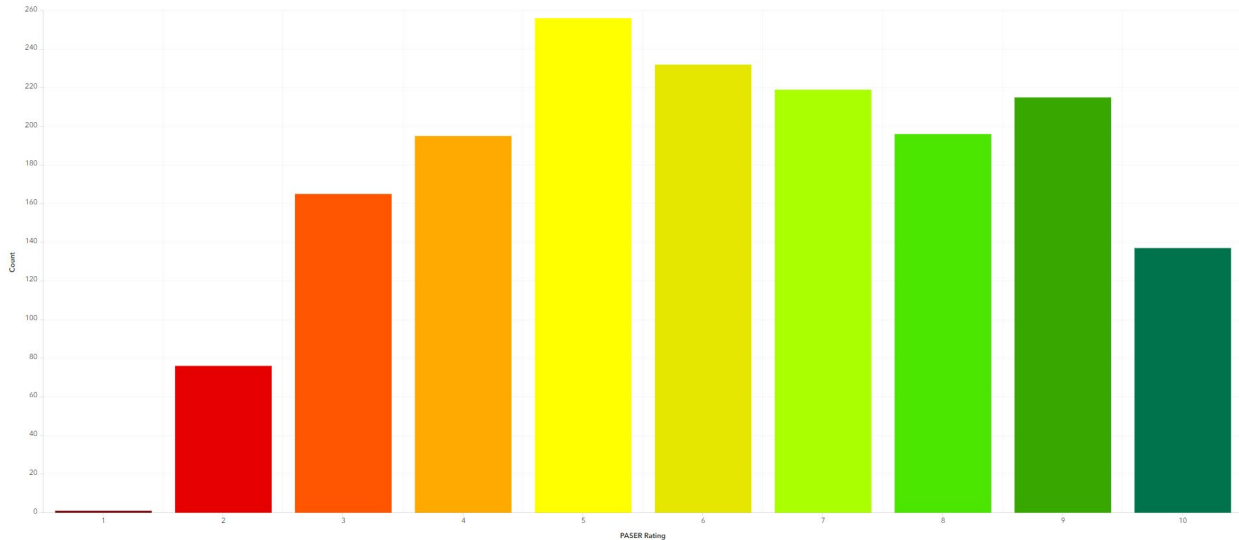


Figure 1 Number of Segments by Paser Rating.

2. Recommended Treatment Category
  - a. Preservation (PASER rating 5-7): 41%.
  - b. Reconstruction and Rehabilitation (PASER rating 1-4): 27%.
  - c. None (PASER rating 8-10): 32%:

## RECOMMENDED PROCESS

Pavement preservation methodologies are based on the principle that projects should provide the equivalent service life in years, as the total asset degrades each year. By balancing these two numbers (i.e., service life added per year = asset life lost per year) the pavement asset can be maintained indefinitely. Adding more service life through additional funding will allow the asset condition to increase over time. Preserving less service life than the asset life degrades will result in the condition decreasing.

This section identifies the steps that should be taken each year by the Asset Manager to determine project location and type. The first step is determining the preferred treatment category based on the existing condition. The treatment categories are as follows:

1. Preservation treatments: Used to protect the structural integrity of the pavement.

- a. Crack sealing – keeps moisture from reaching the base material. Appropriate for existing PASER rating of 6 – 8.
  - b. Low seal surface treatments. The purpose of low seal surface treatments is to protect the pavement surface from deterioration and seal cracks (crack sealing is normally part of the project scope).
    - i. Seal coats –Typically used when surface flushing occurs, and cracking is less extensive. Appropriate for existing PASER rating of 5 – 6.
    - ii. Chip seals –Typically used surface cracking is present but structural integrity of pavement is still acceptable. Chip seals provide additional mass to the pavement surface which adds to the overall structure of the pavement. Appropriate for existing PASER rating of 5 – 6.
2. Rehabilitation (high seal surface treatments)
- a. 2-inch overlay – adds layer of asphalt to current surface. Typically used when cracking becomes severe, and surface is flushing but base material is mostly intact. May require soft spot repair to address localized failures of base material. Appropriate for existing PASER rating of 4 – 5.
  - b. 2-inch mill/fill – removes current surface and replaces with new asphalt material. Typically used to maintain pavement elevations and avoid sharp changes at intersections and driveways. Often includes areas of soft spot repair to address localized failures of base material. Appropriate for existing PASER rating of 3 – 4.
  - c. Pulverize and/or install new asphalt – completely pulverize or remove the asphalt surface down to the base material. Typically used when the pavement has lost its structural integrity. Includes larger areas of soft spot repair to address failures of the base material. Appropriate for existing PASER rating of 2 – 3.
3. Total reconstruct – removal of asphalt surface and base material and replacement with new materials. Used when the base material has lost its integrity and pavement is in complete failure. Appropriate for existing PASER rating of 1.

Syracuse City should prioritize addressing pavements with a PASER rating of 5 or higher first with preservation funds in order to maintain them at that level or higher. The remaining funds may be used to address areas with PASER ratings lower than 5. This is because the preservations treatments for ratings of 5 or higher are much more cost efficient than rehabilitation treatments. This may result in some pavements being allowed to degrade to poor condition and should be reserved for very low volume roads. If the added service life each year is higher than the degradation of the pavement during the year, all pavements will eventually be addressed, and poor pavements can potentially be eliminated over time.

## **Budget**

Currently the City funds about \$1,500,000 annually for pavement maintenance. Table 1 shows the proportions of funds that are recommended for each level of treatment based on the funding strategies and existing condition listed above. These proportions are targets to guide decision

making, adjustments will be required from year to year. It should be noted that estimates are based on model output, so years with lower than feasible values for a specific category should be moved to an adjacent category. An example of this is in 2027, since the values for crack sealing and total reconstruction might be insufficient to deliver a project, the amounts might be added to each other or moved to the seal coat / chip seal amounts or combined with rehabilitation budgets.

*Table 1 Model Estimates of Budget Needs by Year and Treatment Type*

| Year | Crack Seal | Seal Coat / Chip Seal | Rehabilitation | Total Reconstruction | Total Expenditures |
|------|------------|-----------------------|----------------|----------------------|--------------------|
| 2026 | \$120,000  | \$1,380,000           | \$0            | \$0                  | \$1,500,000        |
| 2027 | \$20,000*  | \$760,000             | \$630,000      | \$90,000*            | \$1,500,000        |
| 2028 | \$130,000  | \$1,370,000           | \$0            | \$0                  | \$1,500,000        |
| 2029 | \$220,000  | \$370,000             | \$470,000      | \$440,000            | \$1,500,000        |
| 2030 | \$160,000  | \$400,000             | \$390,000      | \$550,000            | \$1,500,000        |
| 2031 | \$180,000  | \$180,000             | \$240,000      | \$900,000            | \$1,500,000        |
| 2032 | \$90,000   | \$1,410,000           | \$0            | \$0                  | \$1,500,000        |
| 2033 | \$50,000   | \$470,000             | \$150,000      | \$830,000            | \$1,500,000        |
| 2034 | \$30,000   | \$790,000             | \$100,000      | \$580,000            | \$1,500,000        |
| 2035 | \$30,000   | \$1,470,000           | \$0            | \$0                  | \$1,500,000        |

\* Model estimates with lower values might be better addressed by moving budgets to/from other categories.

### Scope Identification

Scoping for future projects is done by identifying areas with existing PASER ratings from 5 – 7 and prioritizing crack sealing for these areas. All locations should receive crack sealing, and segments with ratings of 5 – 6 will then be flagged for either seal coat or chip seal surface treatments. Chip seal is preferred to maintain the pavements for greater periods of time. Because the inventory is based on short segment links, areas of similar condition should be grouped to simplify and reduce costs during construction. Budget funds for rehabilitation should be used to address areas with PASER ratings of 2 – 4 and reconstruction funds for areas with PASER ratings of 1.

### Design and Bidding

Once locations have been scoped for treatment, the locations should be verified on site to confirm the status of the pavements and anticipate delivery methods. Based on the asset inventory in 2024 the PASER rating will degrade at approximately 0.5 points per year. This suggests that the overall ratings map should be updated at least every two years to account for new projects and track the continual degradation of the untreated pavements.

Project designs and bid packages should be completed in the fall/winter so that contract documents can be prepared and construction begin in the summer. Bidding prices tend to be lower in the winter months when contractors' schedules are still open and flexible.

The current paving plan is based on the unit prices provided by existing contracts in 2024 and documented in Appendix A. It is anticipated that unit prices will increase. To offset the cost increases this paving plan assumed that the purchasing power of the annual budget would be diminished by 3% per year.

### Construction

Paving projects typically begin in the spring and continue until temperatures drop in the fall. Careful tracking of the quantity of soft spot repairs should be documented to improve future estimates. This paving plan assumes a portion soft spot repair based on PASER ratings and was included in the budgets for the rehabilitation estimates. Item underruns or overruns can also have significant impacts on the estimates and should be carefully documented.

Figure 1 shows the anticipated schedule for the pavement plan.

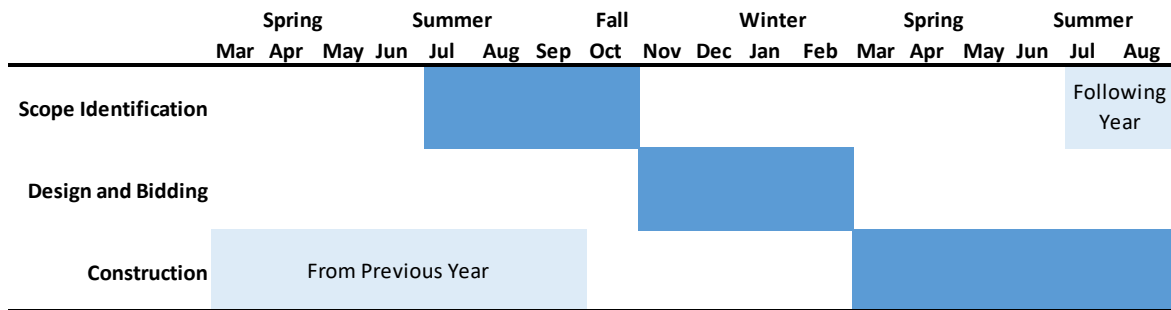


Figure 2 Anticipated Annual Schedule of Pavement Plan

### FORECAST OF CONDITIONS WITH EXISTING FUNDING

Figure 2 shows the anticipated 10-year condition of pavements based on the current funding scenario listed above in Table 1. The current funding will result in an average pavement rating of poor for 25% of the city and is insufficient to maintain the current pavement condition. As can be see in years 9 and 10 the percent of Good condition pavements begin to steadily decrease due to insufficient funding.

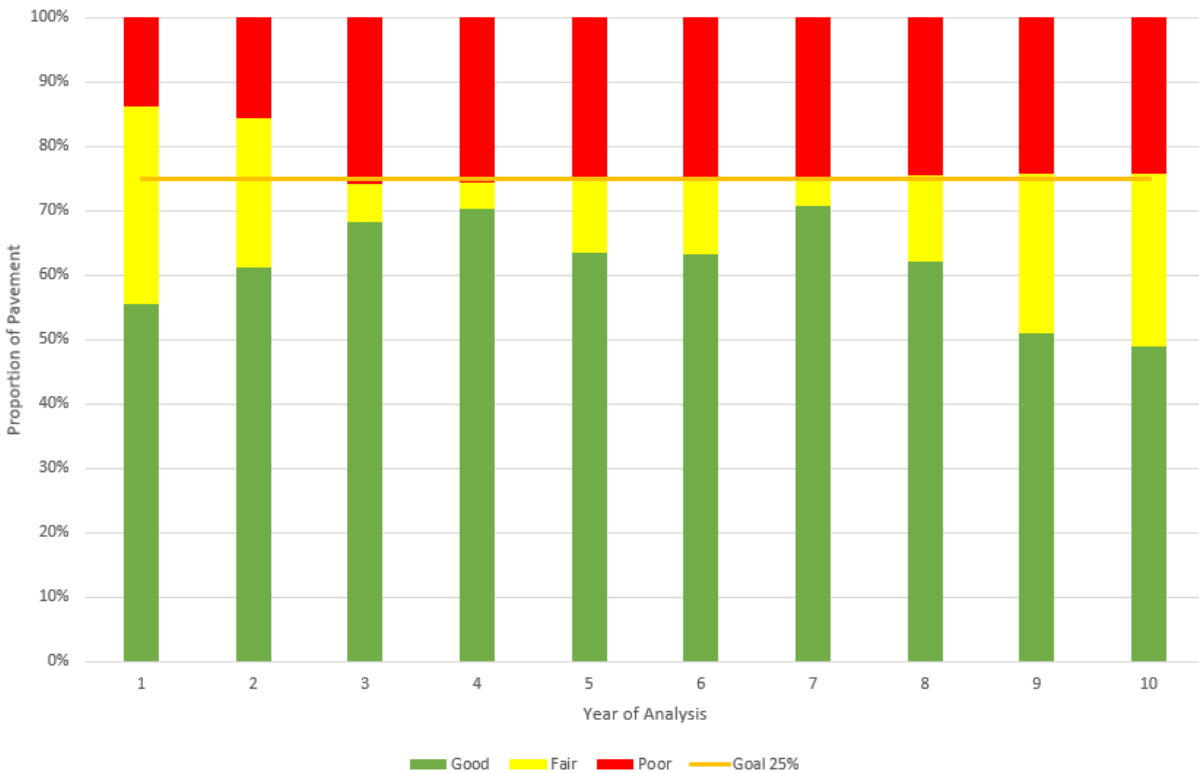


Figure 3 Predicted 10-Year Status of Pavements at Current Funding

## FORECAST WITH INCREASED FUNDING

The following scenarios are future options for increased funding based on Syracuse City’s desired pavement condition level. The three additional scenarios include total funding of \$2M, \$2.75M, and \$3.5M respectively. Each scenario has an increase of Good condition pavements by about 5% and a reduction in Poor condition pavement by about 5%. This allows the City to identify their desired level of funding based on citizens and the City’s expectation for pavement condition.

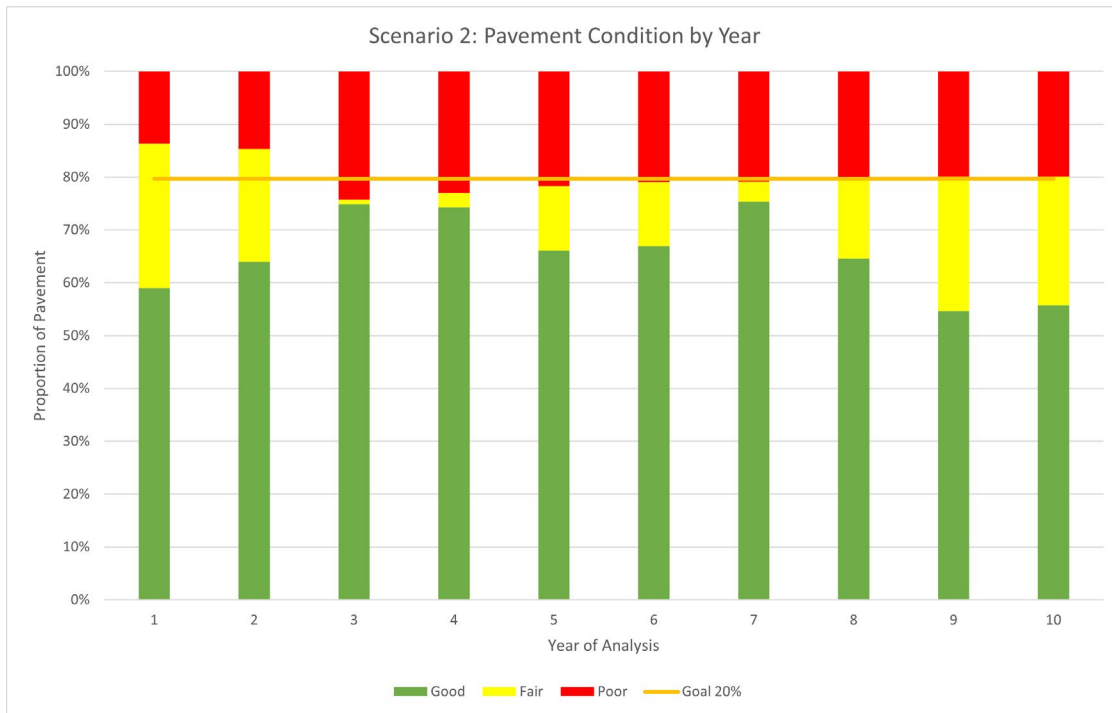


Figure 4 Scenario 2 condition with \$2M in total pavement funding.

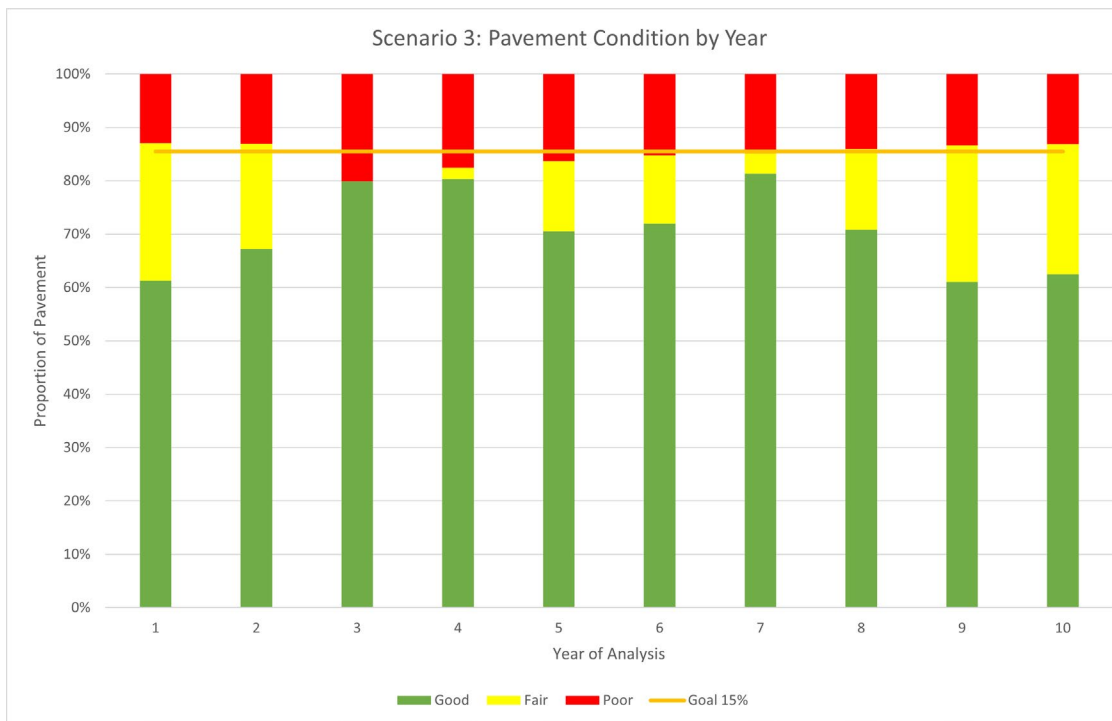


Figure 5 Scenario 2 condition with \$2.75M in total pavement funding.

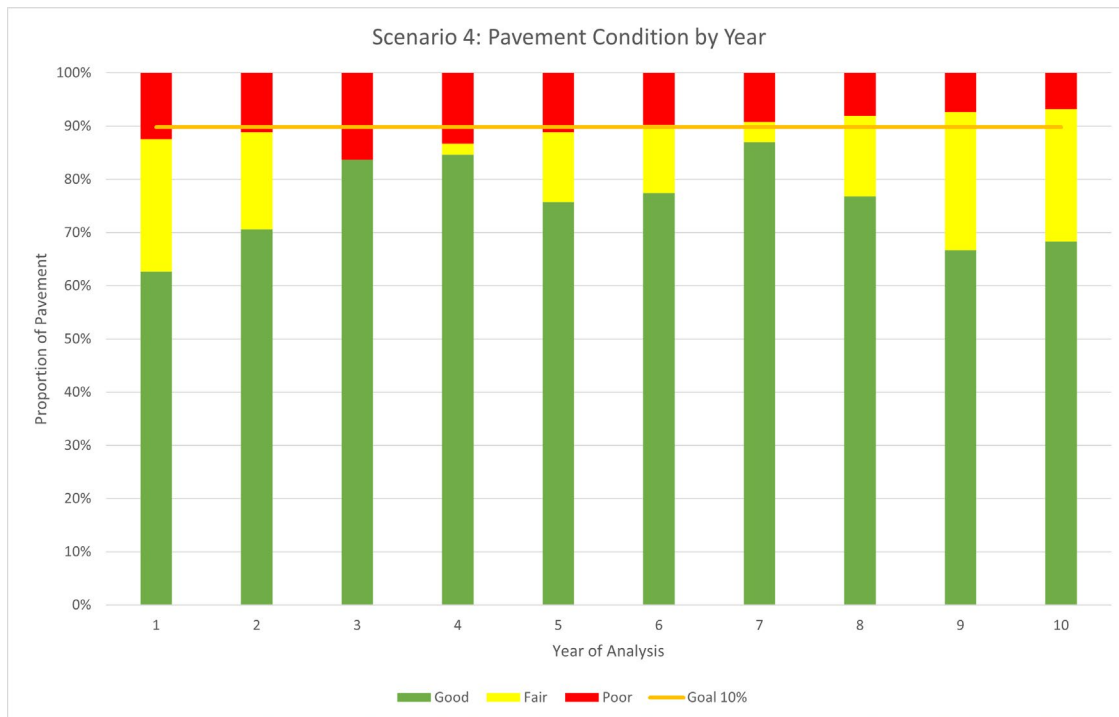


Figure 6 Scenario 4 condition with \$3.5M in total pavement funding.

## SUMMARY

The pavement plan addresses locations with PASER ratings of 5-7 first with crack seal and surface treatments and then addresses locations with lower ratings. This will result in the most efficient use of funds by keeping good pavements in good condition and avoiding expensive reconstruction projects.

Pavement projects should be planned in the summer/fall, designed and bid in the winter, and built in the spring/summer. This utilizes optimal bidding windows and provides a steady, reliable process for identifying the best locations for preservation or rehabilitation.

Existing funding is not sufficient to maintain pavements in adequate condition. Syracuse must identify additional funds to increase the percentage of roads in good condition and avoid a steady decrease in condition. Three funding scenarios are presented along with the existing conditions.

## APPENDIX A - ASSUMPTIONS

The following assumptions were used to develop a model of the current condition of the pavement asset for Syracuse City:

1. Pavement will degrade linearly as previously calculated.
2. Funding will be discounted 3% per year to account for loss in purchasing power.
3. Treatments by Paser Rating:
  - a. 8-10: none
  - b. 6-7: crack seal
  - c. 5-6: seal coat / chip seal
  - d. 4: structural 2" overlay
  - e. 3: 2-inch mill and fill
  - f. 2: pulverize and add new asphalt
  - g. 1: removal of current pavement, install new base material and asphalt.
4. Unit costs (including 7% overhead):
  - a. Crack sealing (in house installation, material costs only): \$0.60/lb (State materials contract)
    - i. PASER rating of 7: cracking distance between 15 feet with ¼ to ½ inch crack widths.
    - ii. PASER rating of 6: cracking distance of 10 feet with ½ inch widths
    - iii. Crack fill depths are 3-inches with 50% overfill.
  - b. Seal Coat: \$0.33/sq ft (pricing suggested by Brian Bloeman during asset management meeting kickoff, March 9, 2025)
  - c. Chip Seal: \$0.38/sq ft (bid sheet provided by Syracuse)
  - d. Soft spot repair: \$2.95/ sq ft (bid sheet provided by Syracuse)
    - i. PASER rating of 4: 5% of pavement has soft spots.
    - ii. PASER rating of 3: 15% of pavement has soft spots.
    - iii. PASER rating of 2: 20% of pavement has soft spots.
  - e. 2" overlay: \$1.23/ sq ft (bid sheet provided by Syracuse)
  - f. 2" mill and overlay: \$1.36/ sq ft (bid sheet provided by Syracuse)
  - g. Removal plus 4" pavement and base course: \$8.22/ sq ft (bid sheet provided by Syracuse, assumes 4-inch asphalt and removal and replacement of 12 inches of base course)
5. Years Added by Treatment (collector/arterial, local) These estimates were initially based on the average service life of treatments put forth by Smith (2023)<sup>3</sup> and then extrapolated from the conclusions of the Syracuse Asset Inventory effort in 2024.
  - a. Crack sealing: 2 (collector/arterial), 3 (local) years.

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<sup>3</sup> Smith, Z., (2023), Noble County Highway Department Transportation Asset Management – Highways 2023 Road Evaluation Report. Page 13.

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- b. Seal Coat: 3 (collector/arterial), 4 (local) years.
  - c. Chip Seal: 6 (collector/arterial), 8 (local) years.
  - d. Soft spot repair: Done in conjunction with other rehabilitation and reconstruction efforts.
  - e. 2" overlay: 10 (collector/arterial), 13 (local) years.
  - f. 2" mill and overlay: 12 (collector/arterial), 16 (local) years.
  - g. Pulverize and new asphalt: 15 (collector/arterial), 20 (local) years.
  - h. 4" pavement with base course: 15 (collector/arterial), 20 (local) years
6. Average lane width: 18 feet (includes shoulders, based on standard roadway widths and lane counts from the city). Local streets are typically 35 feet wide; collector arterials are 35-50 feet wide).



**Date:** March 13, 2025  
**To:** Robert Whiteley, Stephen Marshall; Syracuse City  
**From:** Jeremy Searle, PE, PTOE; WCG  
**Subject:** Transportation Utility Fee Assessment

## **INTRODUCTION**

A transportation utility fee (TUF) is a financing mechanism that treats the transportation system like a utility, allowing the City to charge fees similar to how they would for culinary water, wastewater, electricity, and others. This fee is directly used for maintenance costs of city roads. Because the use of the transportation system is not metered like electricity or water, the amount that is charged for a TUF is based on estimates of the number of trips generated by each land use type. These estimates are typically informed by trip-generation rates prepared by the Institute of Transportation Engineers (ITE).

This memo outlines the proposed approach for calculating TUFs within Syracuse City. This method and the final outcomes were not finalized through a rigorous financial analysis due to changes in City plans. A detailed financial analysis is needed before these figures can be used to assess fees.

## **CALCULATION METHODOLOGY**

There are a variety of methods for calculating TUFs, ranging from the straightforward flat fee method (same monthly fee for every utility hook up) to developing a unique vehicle trip generation estimate for every utility hook in a city based on land use.

There are pros and cons to each method. In the flat fee example, it is very easy for a city to calculate this fee, however it can lead to an unfair distribution of fees when a single-family home pays the same fee as a large commercial store. On the other hand, doing a unique vehicle trip generation estimate for every single utility hook up is precise, however this requires significant initial effort and ongoing maintenance and recalculation of fees every year and for every new hook up. Broadly speaking, the goal is to find a method a city can easily implement, using data they already collect, that calculates fair and defensible TUFs.

From discussions with Syracuse City and reviewing their available data, it was determined that the following 6 land-use categories would be utilized. These categories match the existing business license types already tracked by Syracuse City. Using this data will limit future burden on the city as it's already a maintained database and easy to obtain. Based on a review of best practices, TUFs other cities in Utah have successfully implemented, and senate bills, we believe splitting fees into these 6 categories, then using ITE Trip Generation rates to calculate an average for each bin, is a fair and defensible approach.

- Detached single family home
- All attached housing styles (townhomes, apartments, etc.)
- Commercial (smaller than 5,000 sqft)
- Commercial (between 5,000 and 10,000 sqft)
- Commercial (greater than 10,000 sqft)
- Institutional

All data sources went through a thorough review process. Inconsistencies were found in the original commercial size bins and corrected working closely with city staff.

The following sections provide a detailed description of the process taken to calculate the proposed TUFs for Syracuse City.

**Step 1: Calculate total yearly pavement cost**

The Syracuse Pavement Management Plan (2025) estimated the yearly cost to maintain city owned roadways with an existing funding scenario and three potential future funding scenarios. The TUF can only be charged for the budget shortfall based on the City's planned funding level, so the first step is deciding on a pavement performance metric and applicable level of funding. For the Syracuse City Council Meeting on February 25, 2025 the following funding scenarios were presented:

*Table 1: Pavement Funding Scenarios*

|                             | <b>Scenario 1</b> | <b>Scenario 2</b> | <b>Scenario 3</b> | <b>Scenario 4</b> |
|-----------------------------|-------------------|-------------------|-------------------|-------------------|
| Pavement % Poor             | 25%               | 20%               | 15%               | 10%               |
| Pavement % Good             | Under 50%         | 55%               | 60%               | Over 65%          |
| Additional Funding from TUF | \$ -              | \$ 500,000        | \$ 1,250,000      | \$ 2,000,000      |
| Total Pavement Funding      | \$ 1,500,000      | \$ 2,000,000      | \$ 2,750,000      | \$ 3,500,000      |

For the next several steps of the process Scenario 3 funding is used as an example.

## Step 2: Calculate total daily trips within Syracuse

The city provided a list of all utility hook ups within Syracuse, and associated land use from the 6 categories listed above. The following trip generation rates were used to estimate total trips for each hook up. All trip generation rates are from the ITE Trip Generation Manual, 11<sup>th</sup> Edition.

For commercial and institutional uses the most common land use and size within the category were utilized to estimate the average total daily trip generation.

Table 2: Trip Generation Rates (some values are rounded for display simplicity)

| Category                                                  | ITE LU Code | ITE Description                             | Daily Trips per 1,000 SQFT | Estimated Average Size | Total Daily Trip Gen | Units |
|-----------------------------------------------------------|-------------|---------------------------------------------|----------------------------|------------------------|----------------------|-------|
| Detached single family home                               | 210         | Single-Family Detached Housing              | --                         | --                     | 9                    | 9,853 |
| All attached housing styles (townhomes, apartments, etc.) | 220         | Multifamily Housing (Low-Rise)              | --                         | --                     | 7                    | 1,279 |
| Commercial (smaller than 5,000 sqft)                      | 821         | Shopping Plaza (40-150k) - Supermarket - No | 51                         | 2,500 SQFT             | 127                  | 48    |
| Commercial (between 5,000 and 10,000 sqft)                | 821         | Shopping Plaza (40-150k) - Supermarket - No | 51                         | 7,500 SQFT             | 380                  | 28    |
| Commercial (greater than 10,000 sqft)                     | 821         | Shopping Plaza (40-150k) - Supermarket - No | 51                         | 15,000 SQFT            | 760                  | 34    |
| Institutional                                             | 560         | Church                                      | 8                          | 20,000 SQFT            | 152                  | 37    |

Using this information a total number of daily trips in the city was calculated.

$$2025 \text{ average midweek daily trips} = \text{total trip gen} * \text{units per category}$$

$$2025 \text{ average midweek daily trips} = 149,696$$

## Step 3: Calculate cost per daily trip

The cost per daily trip must be calculated. This is done by dividing the total eligible yearly pavement costs by the average daily trips.

$$\text{Cost per daily trip} = \text{eligible yearly pavement cost} / 2025 \text{ average midweek daily trips}$$

$$\text{Cost per daily trip} = \$1,250,000 / 149,696$$

$$\text{Cost per daily trip} = \$8.35$$

#### Step 4: Calculate cost per category

The final step is calculating the cost in each of the 6 land use categories. The cost per detached single family home is shown below.

$$\text{Cost per category} = \text{cost per daily trip} * \text{daily trips}$$

*Example:*

$$\text{Cost per detached single family home} = \$8.35 * 9.43 \text{ trips}$$

$$\text{Cost per detached single family home} = \$78.74 \text{ per year}$$

$$\text{Cost per detached single family home} = \$6.56 \text{ per month}$$

Using the Scenario 3 (\$1,250,000) assumption the following costs per month were calculated.

*Table 3: Example Monthly Fees (Scenario 3)*

| <b>Land Use</b>        | <b>Monthly Fees</b> |
|------------------------|---------------------|
| Detached Single Family | \$6.56              |
| Multi-family           | \$4.69              |
| Commercial <5k         | \$88.10             |
| Commercial 5-10k       | \$264.29            |
| Commercial >10k        | \$528.57            |
| Institutional          | \$105.77            |

The same calculation can then be applied to different levels of pavement funding. The TUFs for the 4 scenarios are provided in the table below.

Table 4: Example Monthly Fees Scenario Comparison

|                               | Scenario 1   | Scenario 2   | Scenario 3   | Scenario 4   |       |
|-------------------------------|--------------|--------------|--------------|--------------|-------|
| Pavement % Poor               | 25%          | 20%          | 15%          | 10%          |       |
| Pavement % Good               | Under 50%    | 55%          | 60%          | Over 65%     |       |
| Additional Funding from TUF   | \$ -         | \$ 500,000   | \$ 1,250,000 | \$ 2,000,000 |       |
| Total Pavement Funding        | \$ 1,500,000 | \$ 2,000,000 | \$ 2,750,000 | \$ 3,500,000 |       |
| <b>Potential Monthly Fees</b> |              |              |              |              |       |
| Single Family                 | -            | \$3          | \$7          | \$10         | 9,853 |
| Multi-Family (Per Unit)       | -            | \$2          | \$5          | \$8          | 1,279 |
| Commercial <5k                | -            | \$35         | \$88         | \$141        | 48    |
| Commercial 5-10k              | -            | \$106        | \$264        | \$423        | 28    |
| Commercial >10k               | -            | \$211        | \$529        | \$846        | 34    |
| Institutional                 | -            | \$42         | \$106        | \$169        | 37    |

## PEER CITY COMPARISON

A high-level comparison to other cities in Utah that have implemented TUFs was completed. Generally, Scenario 3 results in lower monthly TUFs for housing units than other cities, but higher commercial and institutional fees.

Table 5: Peer City Comparison (Scenario 3)

| Syracuse<br>Per month  | Per Month Compare* |           |          |               |             |
|------------------------|--------------------|-----------|----------|---------------|-------------|
|                        | Provo              | Kaysville | Highland | Fruit Heights | Santa Clara |
| Detached Single Family | \$7                | \$4       | \$8      | \$19          | \$5         |
| Multi-family           | \$5                | \$2       | \$5      | \$19          | \$5         |
| Commercial <5k         | \$88               | \$79      | \$15     | \$19          | \$8         |
| Commercial 5-10k       | \$264              | \$237     | \$45     | \$19          | \$147       |
| Commercial >10k        | \$529              | \$237     | \$90     | \$19          | \$147       |
| Institutional          | \$106              | \$22      | \$90     | \$19          | N/A         |

\*Normalized as closely as possible as many cities use different categories and methods

## CURRENT LEGISLATION

Recent legislation has proposed that churches to be exempt from TUFs. A proposed S.B. 310 substitution in the 2025 general session provides the following statement:

*A town shall exempt a religious organization from payment of a transportation utility fee established under this section.*

This exception or any similar exception would result in specific land-uses costs being passed on to other users. Below is a table with religious organizations removed from the

Scenario 3 TUF calculations. This represents an approximate 2% increase for all land uses if religious organizations are exempt.

Table 6: Example Monthly Fees (Scenario 3)<sup>1</sup>

| Land Use               | Monthly Fees - No Exemptions | Monthly Fees - Churches Exempt |
|------------------------|------------------------------|--------------------------------|
| Detached Single Family | \$6.56                       | \$6.70                         |
| Multi-family           | \$4.69                       | \$4.79                         |
| Commercial <5k         | \$88.10                      | \$90.01                        |
| Commercial 5-10k       | \$264.29                     | \$270.04                       |
| Commercial >10k        | \$528.57                     | \$540.09                       |
| Institutional          | \$105.77                     | \$108.07                       |

## CONCLUSIONS

A fair and defensible method of calculating transportation utility fees (TUFs) was developed for Syracuse City. This method utilizes information on utility hook ups, land use type, and square footage of commercial uses, and applies trip generation rates from the ITE Trip Generation Manual to develop specific TUFs for 6 separate land use types. This methodology may need to be updated based on any legislation, and a final financial analysis must be completed before a fee can be implemented.

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<sup>1</sup> Additional updates to the trip generation calculation should be made if religious organizations are made officially exempt from TUFs



# COUNCIL AGENDA

May 26, 2026

Agenda Item “g”                      Discussion on change of administrative office hours

## *Overview*

Due to most administrative services now being available online, there has been a noticeable reduction in walk-in traffic at front counters. Friday afternoons were identified as a lighter traffic timeframe and staff began an analysis of office hours that can best accommodate the citizen’s needs. After several internal discussions, it was decided to propose a change in the administrative office hours of the city that would close at 1pm on Fridays, and include an option to open a half hour earlier on Monday through Thursday.

## *Proposed Change to Administrative Office Hours*

### **Current Hours**

Monday–Friday: 8:00 a.m.–5:00 p.m.

### **Proposed Hours**

Monday–Thursday: 8:00 a.m.–5:00 p.m.

Friday: 8:00 a.m.–1:00 p.m.

### **Alternative Proposed Hours**

Monday–Thursday: 7:30 a.m.–5:00 p.m.

Friday: 8:00 a.m.–1:00 p.m.

## *Service Analysis*

The proposed change has a variety of benefits and a few drawbacks, including:

- Better alignment with actual demand.
- Minor cost savings.
- Improve administrative productivity time as the full staff is working together more, also improves coordination.

- Earlier hours for residents (if 7:30 option is selected), for people to walk in pre-work or pre-school.
- Adjusting from Friday afternoon would not benefit all citizens, if their schedule doesn't correlate with the change. However, the provision of online services has improved access.

### ***Comparison of Office Hours with Other Cities***

For reference, the following list shows the schedules of other cities in our area:

#### **Closed All Day Friday**

West Haven  
 Bountiful  
 North Salt Lake  
 Hooper  
 Marriott-Slaterville

#### **Half Day/Reduced Hours Friday**

Roy (8:00-noon)  
 West Point (7:30 - 11:30)  
 Farmington (8:00 - noon)  
 West Bountiful (7:30-3:00)  
 Kaysville (8:30 0 1:00)  
 Woods Cross (7:30 0 11:30)  
 South Weber (8:00 - noon)  
 North Ogden (8:00-1:00)  
 Pleasant View (8:00 - noon)  
 South Ogden (8:00 - noon)  
 Riverdale (8:00 - noon)  
 Plain City (8:00 - noon)  
 Farr West (8:30 - noon)  
 Uintah (9:00-1:00)  
 Huntsville (9:00-noon)

#### **Full Day Friday**

Layton  
 Clearfield  
 Clinton  
 Fruit Heights  
 Washington Terrace

### ***Proposed Implementation Timeline***

1. **June 2026:** Assuming Council direction, a proposed ordinance change (Section 4.55.020) will be on the June business agenda for adoption.
2. **June/Early July 2026:** Communicate to staff and citizens the change in so hours.
3. **July 12, 2026:** New hours take effect.

### ***Discussion Item***

1. Review the proposed change to city office hours.
2. Give direction to the Administration on whether to put the proposed office hour changes on the June 9<sup>th</sup> Council business session.



# COUNCIL AGENDA

May 26, 2026



Agenda Item “h”                      Discussion on Recruitment and Retention Policy

## Background

As discussed in the annual budget retreat, this item is aimed at re-evaluating Syracuse City’s Recruitment and Retention Policy. While the catalyst for this re-evaluation is the growing concern over the policy’s affordability, particularly in light of personnel costs outpacing City revenue growth and the resulting structural deficit in the General Fund- the primary intent of this discussion is twofold:

1. Review the importance of having a well-balanced policy, particularly regarding competitive compensation and budget affordability.
2. Begin discussing some concrete proposals in “bite-size” sections, so the Council can adequately consider each part of the policy during the meetings. **This discussion will primarily focus on Sections 2.C.2 through 2.C.5 of the policy.**

Proposed edits to the policy are attached.

## Revisiting the Purpose and Goals of the Policy

The current policy aims to:

- Attract and retain the best talent possible in a competitive market;
- Minimize inefficiencies associated with high employee turnover and lack of knowledge or talent;
- Provide a stable and transparent system of employee career advancement;
- Reward performance over tenure;

- Benchmark compensation and benefits regularly to remain competitive in the market.

## **Section 2.C.2 Discussion: Level of Compensation**

The policy establishes a market-based compensation framework intended to help Syracuse City remain competitive while also accounting for the City's fiscal condition. Wage scales are generally tied to benchmark comparisons with other cities and entities, with different adjustment standards depending on the City's financial circumstances. Here is a summary of the proposed changes to this section of the policy:

1. **Setting the Wage Scales:** Under the policy, wage scales are adjusted based on whether the City is in a Normal Year, Constrained Year, Severely Constrained Year, or Emergency Year.

**Analysis:** This change aims to create a responsiveness to the cost of city services (in the form of employee wages) based on the City's financial situation from year to year.

2. **Responding to Positions with Recruitment & Retention Issues:** Except during an Emergency Year, positions that consistently experience weak applicant pools or high turnover for competitive reasons may receive wage adjustments at no less than the Constrained Year standard. The Council also retains the ability to adjust wage scales and wages at any time to address competitiveness or labor market issues.

**Analysis:** As the level of compensation goes down in Constrained and Severely Constrained years, it can make a bad situation worse when it comes to positions that are already in a tight labor market. This can be catastrophic to city services. This provision provides some protection to ensure the city has a higher chance of staying competitive for these positions, even during a financially difficult year.

3. **Career Progression:** The policy distinguishes between advancements, promotions, and annual merit increases.

An **advancement** recognizes an employee's increased skill, knowledge, or capability. These are generally used for frontline, non-supervisory positions and may include movement to a higher title within the wage scale, such as Maintenance Worker I to Maintenance Worker II. Employees who qualify for an advancement receive an increase to at least the minimum of the new wage scale, but not less than a 5% increase.

A **promotion** involves movement to a higher position with significantly increased responsibilities or supervisory duties. Employees who are promoted receive an increase to at least the minimum of the new wage scale, but not less than a 10% increase.

The policy also continues the City's merit-based compensation approach. Syracuse City does not use automatic step increases or cost-of-living increases based solely on time in service. Instead, annual merit increases are tied to employee performance and improvement.

**Analysis:** While benchmarking wage ensure the city pays the market rate for a position, the opportunity for an employee to progress through a career is through merit increase, advancements, and/or promotions. The current draft has annual merit increases at 33% of the annual sales tax growth rate. Since sales tax can be volatile, the Council may want to consider smoothing it over the average of 2 or 3 years.

### **Section 2.C.3 Discussion: Competitive Benefits Policy**

The policy requires the City's benefits package to be reviewed with the City Council every four years. The purpose of this review is to determine whether adjustments are needed to keep the City competitive with benchmark cities and entities.

**Analysis:** In addition to comparing benefit levels with benchmark organizations, the City would evaluate whether other benefit options could help distinguish Syracuse City in recruitment and retention. This gives the Council flexibility to consider benefits that may improve the City's competitiveness beyond wages alone.

### **Section 2.C.4 Discussion: Review Effectiveness of the Policy**

**Employee Survey:** First, at least every two years, the City would conduct an internal employee survey to gather feedback on recruitment and retention efforts. This would provide employees with a structured opportunity to share input on whether the City's compensation, benefits, career progression, and workplace practices are helping attract and retain quality staff.

**Comprehensive Review:** Second, at least every four years, the City Council and Administration would conduct a comprehensive review of the overall policy. The purpose of this review would be to evaluate whether the policy is achieving its intended purpose and whether any amendments are needed based on financial conditions, labor market trends, employee feedback, or recruitment and retention outcomes.

**Analysis:** This section ensures that the Council is getting input from employees, as well as input on what other cities are doing to get a comprehensive look at the recruitment and retention environment. This also suggests the policy is expected to be updated from time to time.

**Section 2.C.5 Discussion: Communication of the Policy**

The policy also emphasizes clear communication with employees and potential applicants. Administration would be responsible for producing materials that explain the predictable and stable nature of the career progression system so employees can reasonably understand how they may advance and envision a future with the City.

**Analysis:** In order to recruit new employees, they need to understand what their future might look like with Syracuse City. Understanding the compensation, benefits, and career progression opportunities are critical to this process. The policy should be simple enough to understand, and attractive enough to recruit and retain good employees.

**Budgetary Perspective: Hypothetical Historical Analysis**

With the future being uncertain, we don't have the advantage of projecting whether future years will be 'Normal', 'Constrained', or 'Severely Constrained'. We can look back, however, and see how the proposed policy would have played out in previous years, in a hypothetical analysis:

| <u>Year</u> | <u>Category</u> | <u>Tax Increase</u> | <u>Difference: Proposed vs Current</u> | <u>Notes</u>       |
|-------------|-----------------|---------------------|----------------------------------------|--------------------|
| FY22        | Sev Constrained | 16.74%              | -\$210,000                             |                    |
| FY23        | Sev Constrained | 33.54%              | -\$210,000                             |                    |
| FY24        | Normal          | 0%                  | \$0                                    |                    |
| FY25        | Sev Constrained | 20.39%              | -\$210,000                             |                    |
| FY26        | Sev Constrained | 0%                  | -\$210,000                             | Fund Balance Limit |

**Analysis:** This hypothetical shows that during FY22-FY26 the compensation plan would have been about \$210,000 less expensive if the proposed policy were in effect. While this may seem all positive on paper, the Council should consider the impact on city services if compensation levels were to be chronically under-market. It illustrates, however, the balance that is trying to be achieved by the policy.

**Discussion Item**

1. Review the proposed changes to section 2.C.3 through 2.C.5 of the policy
2. Discuss potential solutions to address concerns of the existing policy.
3. Provide direction to the Administration regarding these sections.



## RECRUITMENT & RETENTION POLICY

### 1) PURPOSE

- A. The purpose of this policy is to establish a planned approach to ensure that Syracuse City attracts the best talent possible, and motivates and retains that talent for the overall benefit of the citizens.
- B. It is essential that Syracuse City recruits and retains the best talent possible to ensure the most efficient use of City resources. Excessive turnover and any lack of direction provided by City leadership will produce inefficiencies that waste City resources, and will degrade the quality of service provided to the citizenry.

### 2) COMPONENTS OF THE POLICY

#### A. Leadership & Responsibility

##### Executive/Administration

As the Executive/Administrative branch of Syracuse City, the leadership and responsibility for creating an environment that breeds productive, dedicated, and engaged employees lies primarily with the City Manager, and ultimately with the Mayor, with the support of the department heads and the City Council.

##### City Council

The City Council will be tasked with reviewing programs and policies proposed by the City Manager and/or Mayor, and adopting policies that align with the purpose of this policy.

##### Employees

Employees are responsible for bringing a positive, constructive approach to the workplace. Issues affecting recruitment and retention are to be addressed by employees in a professional and constructive manner.

## B. Employee Compensation Policy

It is the general policy of Syracuse City that it will compensate its employees on a merit-based system in a manner that is competitive with the market, for wages and benefits. Overcompensating does not ensure the best service and undercompensating erodes the City's ability to attract and retain quality employees.

## C. Administration of the Policy

### 1. Comparison Market

#### (a) **Benchmarking of Comparison Entities**

(i) Wage scales for all positions will be benchmarked against the following core cities:

1. Roy
2. Clinton
3. Clearfield
4. Layton
5. Kaysville
6. Farmington
7. West Point

(ii) In addition to the core cities, the following ~~cities~~/entities will be benchmarked in these respective departments:

1. Public Works: Maintenance Workers, Crew Leaders, and Superintendents
  - a. North Davis Sewer District
  - ~~b.~~ Central Davis Sewer District
  - ~~b.c.~~ Central Weber Sewer Improvement District
  - ~~e.d.~~ Weber Basin Water Conservancy District
  - ~~d.e.~~ Davis & Weber Counties Canal Company
  - ~~e.f.~~ Roy Water Conservancy District
2. Fire Department

- a. North Davis Fire District
- b. South Davis Metro Fire District
- c. Weber Fire District
- d. North View Fire District

(iii) If the core lists above do not produce enough comparable positions to calculate the wage scale for any given position, the following cities will be added for comparison: Subject to consent by the City Council, a city/entity that is not included in the core lists above may be added to the benchmark list for any given position if all of the following parameters are met:

- 1. North Ogden
- 2. West Haven
- 3. Centerville
- 4. Bountiful
- 5. North Salt Lake
- 6. Davis County
- 7. Weber County

- ~~3. The population, customers served, number of employees, or size of service area are similar (within 30%) to that of Syracuse City.~~
- ~~4. The job duties and/or level of responsibility of the comparable position is arguably the same or more similar to Syracuse City than a city/entity in the core list.~~
- ~~5. The comparable city/entity is located within either Davis or Weber counties.~~

(iv) If, after adding the cities in section iii above, there still aren't enough comparable positions to calculate the benchmark for a given position, the position's benchmark comparisons will be merged with the closest benchmarked position in the city that does have sufficient comparables to calculate the average.

- ~~6. Subject to consent by the City Council, a benchmark city/entity may be removed from the core lists above if any of the following parameters are met:~~

~~7. The job duties and/or level of responsibility of the comparable position is substantially different than the same position in Syracuse City.~~

~~8. The wage scale data published by the city/entity is older than 6 months, and more updated numbers cannot be obtained.~~

~~9. The wage scale data published by the city/entity differs from their advertised job announcements without a reasonable explanation.~~

**(b) Gathering Benchmark Data from Comparison Cities/Entities**

- (i) The wage benchmarking process will happen once per year, typically in February, and in preparation for the annual budget.
- (ii) The City will primarily rely on the Technet system, or other similar cooperative data sharing platform to gather wages scales from other cities and entities. At the discretion of the City Council, a third-party contractor may be used to gather the data instead of Technet.
- (iii) The benchmarking data for each position will be verified with the official wage scales of each city. City administration will check for errors, inconsistencies, or other flaws. City administration will make any necessary corrections, and conduct any additional research needed to ensure the integrity of the data.

**(c) ~~Periodic~~ Annual Market Adjustments**

- (i) Every ~~two years~~year, the wage scales for each department will be reviewed and adjusted to comply with the policy's level of compensation outlined below. This process will occur during the annual preparation of the budget, with associated wage adjustments becoming effective the first pay period of July. Wages will be adjusted commensurate with the wage scale as determined by the policy, unless otherwise determined by the City Council. ~~Where possible, these reviews should coincide with the regularly scheduled in-depth review of each department's operations conducted by the City Council.~~

~~(ii) The departments will receive their wage scale review in the following order:~~

~~1. Year 1: Public Works, Admin Services, Courts/Records, Fire~~

~~2. Year 2: Police, Parks & Recreation, CED~~

2. Level of Compensation

**(a) Setting Wage Scales**

- (i) Coinciding with the ~~Periodic Market Adjustments~~annual market adjustments for each department, the wage scales for each position will be set at the average of the top three cities/entities for non-supervisory positions, and

average of the top four cities/entities for supervisory positions, however each position's wage scale will be at least ~~10~~5% higher than the position below. Adjustments to wages will be administered per policy, as explained in the following budgetary scenarios:

1. Normal Year: A year in which revenues are expected to cover expenses without a tax increase; or only a minor tax increase is required; or a significant tax increase is needed and one (1) or fewer significant tax increases have occurred within the prior four (4) years.

In a Normal Year:

a. Non-supervisory position wages shall be adjusted to the average of the top three (3) benchmark entities; and

b. Supervisory position wages shall be adjusted to the average of the top four (4) benchmark entities.

2. Constrained Year: A year in which a significant tax increase is required to fund expenses and at least two (2) significant tax increases have occurred within the prior four (4) years.

In a Constrained Year:

a. Non-supervisory position wages shall be adjusted to the average of the top four (4) benchmark entities, according to annual performance of the employee (see c below); and

b. Supervisory position wages shall be adjusted to the average of the top five (5) benchmark entities, according to the annual performance of the employee (see c below).

c. Top performing employees, as determined by the annual performance review, will receive the full wage adjustment, while average and below average (but still meeting minimum performance standards) will receive progressively less than the full adjustment.

3. Severely Constrained Year: A year in which, absent a significant tax increase, the City is at risk of reaching its minimum fund balance reserve within the next two (2) years; or a significant tax increase is required and three (3) or more significant tax increases have occurred within the prior four (4) years.

In a Severely Constrained Year:

a. Wages shall adjust according to the Constrained Year standard; however, the maximum increase shall be capped at the annual URS Index.

4. Emergency Year: A year in which the City has fallen below its minimum fund balance reserve; or a significant economic shift has

materially reduced expected revenues and is likely to persist for multiple years; or other catastrophic economic conditions exist that threaten the City's ability to provide basic services.

In an Emergency Year: All wage scale adjustments and compensation decisions shall be determined by the City Council on a case-by-case basis.

(ii) Exemptions for Certain Positions: Except for during an Emergency Year, positions demonstrating ongoing recruitment and retention challenges may be exempted from downward benchmarking levels associated with constrained fiscal conditions. Specifically, positions that consistently experience weak applicant pools, defined as ten (10) or fewer qualified applicants per recruitment, or high turnover evidenced by repeated employee departures within a two (2) year period for competitive reasons, may receive wage adjustments at no less than the Constrained Year wage scale standard.

(+)(iii) At any time, the City Council may adjust a position's wage scales and wages to be different than the policy standard above to address competitiveness and labor market issues.

#### **(b) Career Progression**

- (i) Advancements: An Advancement is defined as an extra pay increase that recognizes an employee's improved skill, knowledge, or capability. Some advancements also include a change in title to a higher position in the wage scale, but typically does not include a significant increase in the employee's responsibilities or supervisory duties (e.g. Maintenance Worker 1 to a Maintenance Worker 2). Frontline (non-supervisory) employees who meet the requirements for an advancement established in each department will receive an increase to the minimum wage of the entering wage scale, but at least a 5% increase.~~will receive an automatic 5% wage increase. Employees that also move to a higher titled position will receive at least the minimum of the wage scale of the new position.~~ Each employee in a frontline position is eligible for a maximum of two advancements, if the position allows.
- (ii) Promotions: ~~Promotions are~~ Promotion is defined as a movement to a higher position that significantly increases the employee's responsibilities and/or supervisory duties. An employee who is promoted will receive an increase to the minimum wage of the entering wage scale, but at least a 10% increase.
- (iii) **Annual Merit Increase:** Syracuse City has adopted a "pay for performance" ethic, and therefore does not use programmed step increases or cost of living increases based on time of service. A merit-based system is created to encourage continuous improvement of employees, for the overall benefit of the City. Commensurate with employee performance and improvement, the City Manager will administer a system that provides a path for employees to progress through the salary and wage scale for each position

1. In order to determine the budgeted amount for merit increases, the Council will:

(a) For Normal and Constrained Years: Calculate one-third (1/3) of the annual sales tax growth rate from the previous year, and set that as the average merit increase percentage for each position. For Constrained Years, however, the percentage amount will be capped at a maximum of 2.5% the moving average of wage increases for the last 3 years of benchmark cities/companies; and or

(a)(b) For Severely Constrained or Emergency Years: Calculate the average merit increases on a case by case basis as determined by the City Council.

1. ~~If the calculated average wage increase of benchmark cities in a given year is greater than 150% of the average of the previous two years, the Council will discuss the situation to determine if a special adjustment can be approved in order to stay competitive with a rapidly changing market.~~ Each department will be allotted a proportional share of the budgeted merit increase dollars based on the following formula:

Dept Share of Budgeted Merit Increase Dollars= (Average merit increase approved by the City Council) X Total payroll of the department

Note: Department heads will be considered a separate pool for these purposes.

(iv) For each department, the average evaluation score will be calculated. The average score will be targeted to receive the average merit increase. Scores above the average evaluation will be provided a higher merit increase, and scores below the average will be provided a lower merit increase. Nevertheless, in no case shall the highest merit increase be higher than 50% above the average, unless approved by the City Council. Any score below a 3 will not be eligible for a merit increase. Employees who were hired within the evaluation year will receive a pro-rated merit increase based on the number of months of service, as outlined in the City's employee policy manual.

(v) **Wage Compression:** To ensure the integrity and competitiveness of the City's compensation structure, a comprehensive wage compression review shall be conducted at least once every two (2) years. The purpose of this review is to identify and address instances of wage compression, defined as situations where employees with less experience, lower qualifications, or lower performance are compensated at rates equal to or disproportionately close to those of more experienced or higher-performing employees within the same classification or organizational hierarchy.

1. Adjustments resulting from the compression review shall be targeted, incremental, and based on objective factors including tenure, relevant experience, certifications, and documented performance.
2. This review shall not address “natural compression” resulting from differences in individual performance, merit increases, or other performance-based compensation decisions, but shall instead focus on structural or market-driven compression caused by changes in wage scale minimums or external labor market pressures.

~~(iv)~~(vi) \_\_\_\_\_

### 3. Competitive Benefits Policy

- (b) Every four years, the City’s benefits package will be reviewed with the City Council to determine if adjustments need to be made.
- (c) Methodology: Benefit levels will be comparable with the benchmark cities/entities. In addition, the City will evaluate the feasibility of other benefits that may set the City apart from the others for recruitment and retention purposes.

### 4. Reviewing Effectiveness of the Policy

- (b) ~~At a minimum of E~~every two years, the City will conduct an internal survey of employees for the purpose of gathering input on the City’s recruitment and retention efforts.
- (c) ~~At a minimum of E~~every four years, the City Council and Administration will conduct a comprehensive review of this policy to evaluate its effectiveness in achieving its purpose.

### 5. Communication of the Policy

- (b) The Administration will produce materials and information that outlines the predictable and stable nature of career progression outlined in this policy in a way that employees will be able to reasonably understand and envision a future with the City.
- (c) The Administration will produce materials and information for employees that clearly outlines the level of compensation outlined in this policy.
- (d) The City will utilize the following venues and outlets for communication of the policy:
  - (iv) Written material during the on-boarding process.
  - (v) Electronic information accessible to the employee through intranet or similar means.

(vi) Periodic presentation of the policy in all-employee meetings or open enrollment meetings.

(vii) Written and electronic material available to potential candidates through the website or other similar means.



# COUNCIL AGENDA

## May 26, 2026

Agenda Item “i.1”

Fiscal Year 2027 Continued Budget Discussion

### ***Factual Summation***

Any question regarding this agenda item may be directed at Assistant City Manager, Stephen Marshall.

### ***Discussion Items***

Open budget discussion on the FY2027 budget to discuss any topics or concerns that the city council may have since the tentative budget approval.

### **Critical Dates and Meetings:**

June 9<sup>th</sup> – final approval of budget for fiscal year 2027 in no truth in taxation process.

### ***Discussion Goals***

The following items outline the goals of this discussion:

1. Placeholder for any additional discussion on the FY2027 tentative budget proposal.



# COUNCIL AGENDA

May 26, 2026

Agenda Item “i.2”      Discuss proposed amendments to the consolidated fee schedule.

## *Factual Summation*

- Any question regarding this agenda item may be directed at Assistant City Manager, Stephen Marshall. See the attached consolidate fee schedule.
- Below is a list of proposed changes to the consolidated fee schedule:
  - Utility Rate Changes:
    - Emergency Dispatch Fee: New fee of \$3.09. New fee will pay for all costs associated with dispatch services including the increased cost to transition to the Layton emergency dispatch center.
    - Park Maintenance Fee: Increase of \$1.91 to fund 2 new park maintenance workers and an admin professional for parks.
    - Culinary Water: Increase of \$1.91 for water rate increases from Weber Basin Water, moving 2 water employees from secondary water, customer portal requirements, benchmarks, and benefits.
    - Secondary Water: Increase of \$0.38 for water rate increases from irrigation companies, moving 2 water employees to culinary water, customer portal requirements, benchmarks, and benefits.
    - Storm Water: Increase by \$0.30 for benchmarks and benefits.
    - Sewer Fund: Increase by \$0.30 for benchmarks and benefits.
    - Add \$2 paper utility bill fee – effective October 1, 2026
  - Other Changes
    - Removed several fees that we have not used in a long time. We don't see a need to keep them in the fee schedule.

## *Discussion Goals*

Discuss proposed changes to the consolidated fee schedule and determine if the changes are necessary.

**Building**

*All Fees Are Effective July 1, 2026 Except As Noted (All fees paid with credit card are subject to 3% fee)*

| Fee Description                                                                                                                           |                                     | Current Base Fee                | Additional Fee                               | Proposed Base Fee | Proposed Additional Fee | Base Fee Increase | Additional Fee Increase |
|-------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|---------------------------------|----------------------------------------------|-------------------|-------------------------|-------------------|-------------------------|
| <b>Bond Fees</b>                                                                                                                          |                                     |                                 |                                              |                   |                         |                   |                         |
| Performance Bond                                                                                                                          |                                     | \$100.00 per Permit             | NA NA                                        |                   |                         |                   |                         |
| <b>Plan Check Fees</b>                                                                                                                    |                                     |                                 |                                              |                   |                         |                   |                         |
| Residential                                                                                                                               | All Permitted Structures            | 40% Permit Fee                  | NA NA                                        |                   |                         |                   |                         |
| Residential - Duplicate multi-family structure                                                                                            |                                     | 50% of original plan check fee  |                                              |                   |                         |                   |                         |
| NOTE: Applicable within 1 year of first permit issuance and within the same ICC code period                                               |                                     |                                 |                                              |                   |                         |                   |                         |
| Commercial                                                                                                                                | All Permitted Structures            | 65% Permit Fee                  | NA NA                                        |                   |                         |                   |                         |
| <del>Building Investigation Fee</del>                                                                                                     | <del>All Permitted Structures</del> | <del>100% % Permit Fee</del>    | <del>NA NA</del>                             |                   |                         |                   |                         |
| Fire Sprinkler/Safety Plans                                                                                                               | All Permitted Structures            | \$75.00 Per Hour                | NA NA                                        |                   |                         |                   |                         |
| Additional Plan Review Due to Revisions                                                                                                   |                                     | \$100.00 Per Hour (1/2 hr min.) | NA NA                                        |                   |                         |                   |                         |
| <b>General Building Valuation</b>                                                                                                         |                                     |                                 |                                              |                   |                         |                   |                         |
| Building Value from \$1-1,000.00                                                                                                          |                                     | \$100.00 Per Permit             | NA NA                                        |                   |                         |                   |                         |
| Building Value from \$1,001-2,000                                                                                                         |                                     | \$100.00 Per Permit             | \$2.70 ea. addl. \$100 or fraction thereof   |                   |                         |                   |                         |
| Building Value from \$2,001-25,000                                                                                                        |                                     | \$127.00 Per Permit             | \$16.80 ea. addl. \$1000 or fraction thereof |                   |                         |                   |                         |
| Building Value from \$25,001-50,000                                                                                                       |                                     | \$513.00 Per Permit             | \$12.11 ea. addl. \$1000 or fraction thereof |                   |                         |                   |                         |
| Building Value from \$50,001-100,000                                                                                                      |                                     | \$816.00 Per Permit             | \$8.40 ea. addl. \$1000 or fraction thereof  |                   |                         |                   |                         |
| Building Value from \$100,001-500,000                                                                                                     |                                     | \$1,236.00 Per Permit           | \$6.72 ea. addl. \$1000 or fraction thereof  |                   |                         |                   |                         |
| Building Value from \$501,000-1,000,000                                                                                                   |                                     | \$3,924.00 Per Permit           | \$5.70 ea. addl. \$1000 or fraction thereof  |                   |                         |                   |                         |
| Building Value from \$1,000,000.00+                                                                                                       |                                     | \$6,774.00 Per Permit           | \$4.65 ea. addl. \$1000 or fraction thereof  |                   |                         |                   |                         |
| <b>Pools, Tubs &amp; Spas</b>                                                                                                             |                                     |                                 |                                              |                   |                         |                   |                         |
| Public Pool                                                                                                                               |                                     | Bid Price ea. Unit              | NA NA                                        |                   |                         |                   |                         |
| Private Pool - In Ground                                                                                                                  |                                     | Bid Price ea. Unit              | NA NA                                        |                   |                         |                   |                         |
| Private Pool - Above Ground Temporary                                                                                                     |                                     | \$100.00 ea. Unit               |                                              |                   |                         |                   |                         |
| Private Pool - Above Ground Permanent                                                                                                     |                                     | Bid Price ea. Unit              | NA NA                                        |                   |                         |                   |                         |
| <b>Residential Solar Panels</b>                                                                                                           |                                     |                                 |                                              |                   |                         |                   |                         |
| Plan Review                                                                                                                               |                                     | \$120.00 Per Permit             |                                              |                   |                         |                   |                         |
| Inspection Fees                                                                                                                           |                                     | \$300.00 Per Permit             |                                              |                   |                         |                   |                         |
| Accessory Structures                                                                                                                      |                                     | Construction Value ea. Unit     | NA NA                                        |                   |                         |                   |                         |
| State Fee (Surcharge)                                                                                                                     |                                     | 1% of Permit Fee                | NA NA                                        |                   |                         |                   |                         |
| <b>Expired Permit</b>                                                                                                                     |                                     |                                 |                                              |                   |                         |                   |                         |
| Less Than to 180 days                                                                                                                     |                                     | 65% Building Value              | NA NA                                        |                   |                         |                   |                         |
| Greater than 180 Days but Less Than 1 Year                                                                                                |                                     | 65% of Original Permit Cost     | NA NA                                        |                   |                         |                   |                         |
| Greater Than 1 Year                                                                                                                       |                                     | 100% of Original Permit Cost    | NA NA                                        |                   |                         |                   |                         |
| <b>Impact Fees</b>                                                                                                                        |                                     |                                 |                                              |                   |                         |                   |                         |
| Parks, Trails, and Recreation                                                                                                             | Single Family Residence             | \$2,750.00 Per Household        |                                              |                   |                         |                   |                         |
| Parks, Trails, and Recreation                                                                                                             | Accessory Dwelling Unit             | \$1,375.00 Per Dwelling Unit    | NA NA                                        |                   |                         |                   |                         |
| Residential Transportation                                                                                                                | Single Family Residence             | \$2,726.00 Per Unit             | NA NA                                        |                   |                         |                   |                         |
| Residential Transportation                                                                                                                | Accessory Dwelling Unit             | \$1,363.00 Per Dwelling Unit    | NA NA                                        |                   |                         |                   |                         |
| Residential Transportation                                                                                                                | Single Family Attached / Townhomes  | \$2,082.00 Per Unit             | NA NA                                        |                   |                         |                   |                         |
| Residential Transportation                                                                                                                | Apartment > 4 units                 | \$1,949.00 Per Unit             |                                              |                   |                         |                   |                         |
| Residential Transportation                                                                                                                | Mobile Home, RV Park                | \$2,058.00 Per Unit             |                                              |                   |                         |                   |                         |
| <b>Commercial Transportation (Please review the transportation IFA plan on our website for a complete list of commercial impact fees)</b> |                                     |                                 |                                              |                   |                         |                   |                         |
| General Commercial                                                                                                                        |                                     | \$9,445.00 Per 1,000 sf of GFA  | NA NA                                        |                   |                         |                   |                         |
| Office/Institutional                                                                                                                      |                                     | \$3,134.00 Per 1,000 sf of GFA  | NA NA                                        |                   |                         |                   |                         |
| Assisted Living                                                                                                                           |                                     | \$752.00 Per Bed                | NA NA                                        |                   |                         |                   |                         |
| Hotel                                                                                                                                     |                                     | \$2,310.00 Per Room             | NA NA                                        |                   |                         |                   |                         |
| Industrial                                                                                                                                |                                     | \$974.00 Per 1,000 sf of GFA    | NA NA                                        |                   |                         |                   |                         |
| Institutional                                                                                                                             | Church                              | \$9,095.00 Per 1,000 sf of GFA  | NA NA                                        |                   |                         |                   |                         |
| <b>Culinary Water</b>                                                                                                                     |                                     |                                 |                                              |                   |                         |                   |                         |
| ¾" Line                                                                                                                                   |                                     | \$1,204.00 Per Connection       | NA NA                                        |                   |                         |                   |                         |
| 1" Line                                                                                                                                   |                                     | \$2,008.00 Per Connection       | NA NA                                        |                   |                         |                   |                         |
| 1½" Line                                                                                                                                  |                                     | \$4,016.00 Per Connection       | NA NA                                        |                   |                         |                   |                         |
| 2" Line                                                                                                                                   |                                     | \$6,426.00 Per Connection       | NA NA                                        |                   |                         |                   |                         |
| 3" Line                                                                                                                                   |                                     | \$12,852.00 Per Connection      | NA NA                                        |                   |                         |                   |                         |
| 4" Line                                                                                                                                   |                                     | \$20,081.00 Per Connection      | NA NA                                        |                   |                         |                   |                         |
| 6" Line                                                                                                                                   |                                     | \$40,163.00 Per Connection      | NA NA                                        |                   |                         |                   |                         |
| 8" Line                                                                                                                                   |                                     | \$64,262.00 Per Connection      | NA NA                                        |                   |                         |                   |                         |
| <b>Secondary Water - Residential</b>                                                                                                      |                                     |                                 |                                              |                   |                         |                   |                         |
| 4,000-7,000sf lot                                                                                                                         |                                     | \$1,011.00 ea. Unit             | NA NA                                        |                   |                         |                   |                         |
| 7,001-8,000sf lot                                                                                                                         |                                     | \$1,470.00 ea. Unit             | NA NA                                        |                   |                         |                   |                         |
| 8,001-9,000sf lot                                                                                                                         |                                     | \$1,707.00 ea. Unit             | NA NA                                        |                   |                         |                   |                         |
| 9,001-10,000sf lot                                                                                                                        |                                     | \$1,949.00 ea. Unit             | NA NA                                        |                   |                         |                   |                         |
| 10,001-11,000sf lot                                                                                                                       |                                     | \$2,196.00 ea. Unit             | NA NA                                        |                   |                         |                   |                         |
| 11,001-13,000sf lot                                                                                                                       |                                     | \$2,572.00 ea. Unit             | NA NA                                        |                   |                         |                   |                         |

**Building****All Fees Are Effective July 1, 2026 Except As Noted (All fees paid with credit card are subject to 3% fee)**

|                                                          |                                                |       |
|----------------------------------------------------------|------------------------------------------------|-------|
| 13,001-15,000sf lot                                      | \$3,085.00 ea. Unit                            | NA NA |
| 15,001-17,000sf lot                                      | \$3,609.00 ea. Unit                            | NA NA |
| 17,001-19,000sf lot                                      | \$4,143.00 ea. Unit                            | NA NA |
| 19,001-21,000sf lot                                      | \$4,686.00 ea. Unit                            | NA NA |
| 21,001-23,000sf lot                                      | \$5,236.00 ea. Unit                            | NA NA |
| 23,001-25,000sf lot                                      | \$5,794.00 ea. Unit                            | NA NA |
| 25,001-27,000sf lot                                      | \$6,358.00 ea. Unit                            | NA NA |
| 27,001-30,000sf lot                                      | \$7,072.00 ea. Unit                            | NA NA |
| 30,001-33,000sf lot                                      | \$7,939.00 ea. Unit                            | NA NA |
| 33,001-36,000sf lot                                      | \$8,818.00 ea. Unit                            | NA NA |
| 36,001-39,000sf lot                                      | \$9,707.00 ea. Unit                            | NA NA |
| 39,001-42,000sf lot                                      | \$10,606.00 ea. Unit                           | NA NA |
| 42,001-45,000sf lot                                      | \$11,512.00 ea. Unit                           | NA NA |
| 45,001-48,000sf lot                                      | \$12,429.00 ea. Unit                           | NA NA |
| 48,001-51,000sf lot                                      | \$13,350.00 ea. Unit                           | NA NA |
| 51,001-54,000sf lot                                      | \$14,281.00 ea. Unit                           | NA NA |
| 54,001-57,000sf lot                                      | \$15,216.00 ea. Unit                           | NA NA |
| 57,001-60,000sf lot                                      | \$16,161.00 ea. Unit                           | NA NA |
| Secondary Water - Open Land in a Commercial Subdivision  | \$0.33 sf of pervious area                     | NA NA |
| Sewer - North Davis Sewer District Impact Fee            |                                                |       |
| Residential - Single Family                              | \$3,454.03 Per Unit                            | NA NA |
| Residential - Townhomes                                  | \$3,108.63 Per Unit                            | NA NA |
| Residential - Multi-Unit                                 | \$2,625.06 Per Unit                            | NA NA |
| Residential - TOD                                        | \$2,106.96 Per Unit                            | NA NA |
| Non-Residential                                          | \$656.27 Per 1,000 gallons billed              | NA NA |
| Storm Water - Residential & Commercial                   | \$9,582.00 per acre or 0.220 per sf            | NA NA |
| Public Safety                                            |                                                |       |
| Residential                                              | \$954.00 per application                       | NA    |
| Residential - Accessory Dwelling Unit                    | \$477.00 per application                       |       |
| Commercial                                               | \$0.81 per sf of building                      | NA    |
| <b>Connection Fees</b>                                   |                                                |       |
| Culinary Water                                           |                                                |       |
| 3/4" Meter                                               | \$519.00 Per Connection                        | NA NA |
| 1" Meter                                                 | \$618.00 Per Connection                        | NA NA |
| 1 1/2" Meter                                             | \$1,878.00 Per Connection                      | NA NA |
| 2" Meter                                                 | \$2,114.00 Per Connection                      | NA NA |
| 3" Meter                                                 | \$2,587.00 Per Connection                      | NA NA |
| 4" Meter                                                 | \$4,241.00 Per Connection                      | NA NA |
| 6" Meter                                                 | \$7,348.00 Per Connection                      | NA NA |
| 8" Meter                                                 | \$12,582.00 Per Connection                     | NA NA |
| Secondary Water                                          |                                                |       |
| 1" Line                                                  | \$618.00 Per Connection                        | NA NA |
| 1 1/2" Line                                              | \$2,607.00 Per Connection                      | NA NA |
| 2" Line                                                  | \$2,887.00 Per Connection                      | NA NA |
| 3" Line                                                  | \$3,369.00 Per Connection                      | NA NA |
| 4" Line                                                  | \$5,135.00 Per Connection                      | NA NA |
| 6" Line                                                  | \$6,511.00 Per Connection                      | NA NA |
| 8" Line                                                  | \$7,509.00 Per Connection                      | NA NA |
| Sewer - North Davis Sewer District (Connection)          | \$240.00 per Connection                        | NA NA |
| Sewer - City Connection                                  | \$300.00 ea. Unit                              | NA NA |
| Review for 8" Main Line                                  | \$250.00                                       |       |
| <b>Inspection Fees</b>                                   |                                                |       |
| Outside of normal business hours                         | \$114.00 Per Inspection                        | NA NA |
| Re-Inspections                                           | \$100.00 Per Inspection                        | NA NA |
| Plan Changes                                             | 2 x Plan Fee                                   | NA NA |
| Inspection with no fee indicated                         | \$100.00 Per Inspection                        | NA NA |
| Additional Plan Reviews Due to Revisions                 | \$100.00 Per Inspection                        |       |
| Miscellaneous/Requested Inspections                      | \$100.00 Per Inspection                        | NA NA |
| Final Off-Site Inspection                                | \$350.00 Per Lot                               | NA NA |
| Warranty Inspections                                     |                                                |       |
| First Final Warranty                                     | \$50.00 per Project                            | NA NA |
| Final Warranty Re-inspection (if punch list is complete) | \$50.00 per Project                            | NA NA |
| Third Final Warranty                                     | \$75.00 per Project                            | NA NA |
| Fourth Final Warranty                                    | \$100.00 per Project                           | NA NA |
| 3rd Party Project or Plan Review Fee                     | Variable Fee assessed to the project applicant |       |
| <b>Sign Permit Fees</b>                                  |                                                |       |
| Sign - Building Permit                                   | \$498.00 Per Permit                            | NA NA |

| Fee Description                                                                         | Current Base Fee                 | Additional Fee                                         | Proposed Base Fee | Proposed Additional Fee | Base Fee Increase | Additional Fee Increase |
|-----------------------------------------------------------------------------------------|----------------------------------|--------------------------------------------------------|-------------------|-------------------------|-------------------|-------------------------|
| <b>Development Application Fees</b>                                                     |                                  |                                                        |                   |                         |                   |                         |
| Site Plan*                                                                              |                                  |                                                        |                   |                         |                   |                         |
| 0-5 Acres                                                                               | \$575.00 per Plan set            | \$55.00 per Acre                                       |                   |                         |                   |                         |
| 5.01-10 acres                                                                           | \$1,585.00 per Plan set          | \$173.00 per Acre                                      |                   |                         |                   |                         |
| 10.01-15 acres                                                                          | \$2,450.00 per Plan set          | \$144.00 per Acre                                      |                   |                         |                   |                         |
| 15.1-20 acres                                                                           | \$3,170.00 per Plan set          | \$115.00 per Acre                                      |                   |                         |                   |                         |
| > 20.1 acres                                                                            | \$3,745.00 per Plan set          | \$100.00 per Acre                                      |                   |                         |                   |                         |
| Each Revised Plan*                                                                      | \$250.00 per Plan set            | \$50.00 per Lot                                        |                   |                         |                   |                         |
| Site Plan Amendment (minor)                                                             | \$100.00 per Plan set            | NA NA                                                  |                   |                         |                   |                         |
| Site Plan Including Conditional use                                                     | \$650.00 per Plan set            | \$55.00 per acre                                       |                   |                         |                   |                         |
| <b>Residential Development Plat*</b>                                                    |                                  |                                                        |                   |                         |                   |                         |
| Concept Plan Review                                                                     | \$225.00 per Plan set            |                                                        |                   |                         |                   |                         |
| Revised Concept Plan                                                                    | \$75.00 per Plan set             |                                                        |                   |                         |                   |                         |
| Preliminary Plan                                                                        | \$575.00 per Plan set            | \$50.00 per Lot                                        |                   |                         |                   |                         |
| Each Revised Preliminary Plan                                                           | \$150.00 per Plan set            | \$15.00 per Lot                                        |                   |                         |                   |                         |
| Final Plan                                                                              | \$575.00 per Plan set            | \$75.00 per Lot                                        |                   |                         |                   |                         |
| Each Revised Final Plan                                                                 | \$250.00 per Plan set            | \$50.00 per Lot                                        |                   |                         |                   |                         |
| * Site Plan Review includes one (1) additional corrections review after first submittal |                                  |                                                        |                   |                         |                   |                         |
| <b>Staff Review Fees</b>                                                                |                                  |                                                        |                   |                         |                   |                         |
| Amended Subdivision                                                                     | \$550.00 per Plan set            | \$50.00 per Lot                                        |                   |                         |                   |                         |
| Residential Multi-Family                                                                | \$750.00 per Plan set            | 1.00% Bond Amount                                      |                   |                         |                   |                         |
| All Additional Reviews Required by Plan Changes                                         | \$60.00 per Hour (1/2 hour min.) | \$0.00 NA                                              |                   |                         |                   |                         |
| Geologic Hazards Report Review                                                          | Bid Price Per Hour               |                                                        |                   |                         |                   |                         |
| <b>Administrative Fees</b>                                                              |                                  |                                                        |                   |                         |                   |                         |
| Appeal to Board of Adjustments                                                          | \$350.00 per appeal              | NA NA                                                  |                   |                         |                   |                         |
| Plat Recording Fee (Per County Recorders Fee Schedule)                                  | \$37.00 per Plat                 | \$1/lot + \$1/signature over 2 + \$1/each common space |                   |                         |                   |                         |
| Payback or Reimbursement Agreement                                                      | \$500.00 per agreement           | NA NA                                                  |                   |                         |                   |                         |
| Zoning Verification / Rebuild Letter                                                    | \$50.00 Per Letter               |                                                        |                   |                         |                   |                         |
| <b>Application Fees</b>                                                                 |                                  |                                                        |                   |                         |                   |                         |
| General Plan Amendment                                                                  | \$450.00 per Application         | NA NA                                                  |                   |                         |                   |                         |
| Re-Zone                                                                                 | \$425.00 per Application         | NA NA                                                  |                   |                         |                   |                         |
| Text Amendment to Land Use Ordinance                                                    | \$200.00 per Application         | NA NA                                                  |                   |                         |                   |                         |
| Conditional Use Permit                                                                  | \$100.00 per Application         |                                                        |                   |                         |                   |                         |
| Conditional Use Extension or Modification                                               | \$50.00 per Application          | NA NA                                                  |                   |                         |                   |                         |
| Agricultural Protection Area Designation                                                | \$250.00 per Application         | \$25.00 NA                                             |                   |                         |                   |                         |
| <b>Annexation Petition and Review</b>                                                   |                                  |                                                        |                   |                         |                   |                         |
| 0-2 acres                                                                               | \$230.00 per Application         | \$173.00 per Acre                                      |                   |                         |                   |                         |
| 2.1-5 acres                                                                             | \$575.00 per Application         | \$144.00 per Acre                                      |                   |                         |                   |                         |
| 5.1-10 acres                                                                            | \$1,007.00 per Application       | \$115.00 per Acre                                      |                   |                         |                   |                         |
| > 10 acres                                                                              | \$1,582.00 per Application       | \$87.00 per Acre                                       |                   |                         |                   |                         |
| Easement Vacation Fee                                                                   | \$200.00 Per Application         | NA NA                                                  |                   |                         |                   |                         |
| Car Restoration Permit                                                                  | \$25.00 per car                  | \$15.00 renewal                                        |                   |                         |                   |                         |
| Public Noticing Fees                                                                    |                                  |                                                        |                   |                         |                   |                         |
| Public Notice Signs                                                                     | \$20.00 Per Sign                 |                                                        |                   |                         |                   |                         |
| Planning & Zoning Noticing Fees                                                         | \$100.00 Per Application         |                                                        |                   |                         |                   |                         |
| Conditional Use Noticing Fees                                                           | \$50.00 Per Application          |                                                        |                   |                         |                   |                         |
| <b>Business License Fees</b>                                                            |                                  |                                                        |                   |                         |                   |                         |
| Home Occupation                                                                         | \$100.00 per Application         | NA NA                                                  |                   |                         |                   |                         |
| Home Occupation Fire Inspection                                                         | \$50.00 per Application          |                                                        |                   |                         |                   |                         |
| Home Building Fire Inspection                                                           | \$50.00 per Application          |                                                        |                   |                         |                   |                         |
| Minor Business License                                                                  | \$25.00 per Application          |                                                        |                   |                         |                   |                         |
| Food Truck or Mobile Business License - Originated in Syracuse                          | \$100.00 per Application         |                                                        |                   |                         |                   |                         |
| Temporary Business License (6 months Max.)                                              | \$125.00 per Application         | NA NA                                                  |                   |                         |                   |                         |
| Refundable Deposit - Clean up fee for temporary businesses and firework merchants       | \$1,500.00 per Application       |                                                        |                   |                         |                   |                         |

**Community Development**

**All Fees Are Effective July 1, 2026 Except As Noted (All fees paid with credit card are subject to 3% fee)**

|                                                                                                              |          |                 |                           |
|--------------------------------------------------------------------------------------------------------------|----------|-----------------|---------------------------|
| Commercial Fire Inspection                                                                                   | \$100.00 | per inspection  |                           |
| Commercial Building Inspection                                                                               | \$100.00 | per inspection  |                           |
| Commercial Business                                                                                          |          |                 |                           |
| < 5,000 sf                                                                                                   | \$100.00 | per Application | NA NA                     |
| 5,001-10,000 sf                                                                                              | \$150.00 | per Application | NA NA                     |
| > 10,001 sf                                                                                                  | \$350.00 | per Application | NA NA                     |
| Solicitor Business License                                                                                   | \$45.00  | per Application | NA NA                     |
| Sexually Oriented Business (SOB)                                                                             |          |                 |                           |
| Sexually Oriented Business (SOB)                                                                             | \$950.00 | per Application | NA NA                     |
| Escort Services                                                                                              | \$950.00 | per Application | NA NA                     |
| Nude Entertainment Business                                                                                  | \$950.00 | per Application | NA NA                     |
| Nude Entertainment Employee                                                                                  | \$250.00 | per Application | NA NA                     |
| Semi-Nude Entertainment Business                                                                             | \$950.00 | per Application | NA NA                     |
| Semi-nude Entertainment Employee                                                                             | \$250.00 | per Application | NA NA                     |
| Nude Entertainment Employee (Outcall, on-site and non-performing nude entertaining/dancing agency employees) | \$250.00 | per Application | NA NA                     |
| Nude Dancing Agency                                                                                          | \$950.00 | per Application | NA NA                     |
| Semi-Nude Dancing Agency                                                                                     | \$950.00 | per Application | NA NA                     |
| Outcall Agency                                                                                               | \$950.00 | per Application | NA NA                     |
| Outcall Agency Employee (Off-site services)                                                                  | \$250.00 | per Application | NA NA                     |
| Disclosure Application investigation                                                                         | \$50.00  | per Application | NA NA                     |
| Outcall Agency Employee (Off-site services)                                                                  | \$252.00 | per Application | NA NA                     |
| Application for 2+ Licenses at one time                                                                      | \$20.00  | per Application | Higher of applicable fees |
| Outcall Agency Employee (Off-site services)                                                                  | \$254.00 | per Application | NA NA                     |
| Alcoholic Beverages                                                                                          |          |                 |                           |
| Off Premise Beer Retailer                                                                                    | \$250.00 | per Application | NA NA                     |
| On Premise Beer Retailer                                                                                     | \$350.00 | per Application | NA NA                     |
| Single Event Permit                                                                                          | \$100.00 | Per Application |                           |
| Pawn Shops                                                                                                   | \$450.00 | per Application | NA NA                     |
| Late Payment Fees                                                                                            |          |                 |                           |
| Paid after Jan 15th                                                                                          | 50.00%   | of renewal fee  |                           |
| Paid after Feb. 15th                                                                                         | 75.00%   | of renewal fee  |                           |
| Paid after Mar 15th                                                                                          | 100.00%  | of renewal fee  |                           |

**Excavation Permit Fees**

NOTE: Trench Repair Fees for Excavations between October 15th and April 15th are double fee shown

|                                                                                                  |            |                 |                                      |
|--------------------------------------------------------------------------------------------------|------------|-----------------|--------------------------------------|
| Administrative Fee                                                                               | \$50.00    | per Application |                                      |
| Inspection Fee                                                                                   | \$50.00    | per Inspection  |                                      |
| Reinspection Fee                                                                                 | \$100.00   | per Occurrence  |                                      |
| Trench Management Fee (Boring using keyhole method will not be charged a trench maintenance fee) |            |                 |                                      |
| Perpendicular Asphalt Cuts                                                                       |            |                 |                                      |
| Up to and less than centerline                                                                   | \$250.00   | Per Cut         |                                      |
| Beyond centerline                                                                                | \$500.00   | Per Cut         |                                      |
| Parallel Asphalt Cuts                                                                            |            |                 |                                      |
| Outside travel lane                                                                              | \$10.00    | Per Linear Foot |                                      |
| Inside travel lane                                                                               | \$20.00    | Per Linear Foot |                                      |
| Excavation pits in asphalt (Bore pits, pipe bursting pits, etc)                                  | \$2.50     | Per Square Foot |                                      |
| Bond (Refundable)                                                                                |            |                 |                                      |
| Minimum bond for work in City right-of-way                                                       | \$1,000.00 | Per Application |                                      |
| Perpendicular asphalt cuts                                                                       | \$1,000.00 | Per Application |                                      |
| Parallel Asphalt Cuts (maximum bond of \$15,000)                                                 | \$1,000.00 | Per Application | \$20.00 Per Linear Foot over 35 feet |
| Noncompliance of excavation permit                                                               | \$500.00   | Per day         |                                      |

**Storm Water Activity Permit Fees**

|                                       |            |                 |
|---------------------------------------|------------|-----------------|
| Storm Water Permit Fees               | \$50.00    | Per Lot         |
| Deposit - Storm Water Activity Permit | \$1,000.00 | Per application |

**Floodplain Development Permit Fees**

|                         |          |                 |
|-------------------------|----------|-----------------|
| Floodplain Permit Fee   | \$100.00 | Per application |
| Compliance Observation  | \$150.00 | Per occurrence  |
| Compliance Verification | \$300.00 | Per occurrence  |

**Utilities**

**All Fees Are Effective July 1, 2026 Except As Noted (All fees paid with credit card are subject to 3% fee)**

| Fee Description                                           | Current Base Fee              | Additional Fee            | Proposed Base Fee | Proposed Additional Fee | Base Fee Increase | Additional Fee Increase                              |
|-----------------------------------------------------------|-------------------------------|---------------------------|-------------------|-------------------------|-------------------|------------------------------------------------------|
| <b>Utility Rates</b>                                      |                               |                           |                   |                         |                   |                                                      |
| Garbage Service                                           |                               |                           |                   |                         |                   |                                                      |
| Bundled Garbage and Recycling Service                     | \$17.39 per month             | N/A NA                    |                   |                         |                   |                                                      |
| Extra Black Garbage Can (Limit 3)                         | \$9.90 per month              | NA NA                     |                   |                         |                   |                                                      |
| Extra Blue Recycling Can                                  | \$4.10 per month              |                           |                   |                         |                   |                                                      |
| Green Waste Can                                           | \$8.14 per month              | N/A N/A                   |                   |                         |                   |                                                      |
| New Garbage Can Set-up                                    | \$150.00 ea. Unit             | NA NA                     |                   |                         |                   |                                                      |
| Replacement Cost                                          | \$90.00 per can               | NA NA                     |                   |                         |                   |                                                      |
| Early Return of Extra Can(s) - less than six (6) months   | \$35.00 per can               | NA NA                     |                   |                         |                   |                                                      |
| <b>Emergency Dispatch Fee</b>                             |                               |                           |                   |                         |                   | \$3.09 per month                                     |
| Street Lighting (Effective May 1st, 2009)                 |                               |                           |                   |                         |                   |                                                      |
| Street Ligting Power Fee                                  | \$1.00 per month              | NA NA                     |                   |                         |                   |                                                      |
| Purchase of New Street Lights                             | \$0.32 per month              | NA NA                     |                   |                         |                   |                                                      |
| Parks Maintenance Fee                                     | <del>\$5.73 per month</del>   | NA NA                     |                   |                         |                   | \$7.64 per month                                     |
| Temporary Meter (New Construction)                        | \$75.00 per application       | NA NA                     |                   |                         |                   |                                                      |
| New Service (Does not include impact fee)                 | \$25.00 per application       | NA NA                     |                   |                         |                   |                                                      |
| <b>Paper Utility Bill Monthly Fee</b>                     |                               |                           |                   |                         |                   | <b>Effective October 1, 2026</b><br>\$2.00 per month |
| Utility Account Transfer (within City limits)             | \$15.00 per request           | NA NA                     |                   |                         |                   |                                                      |
| Utility Doorhanger Notice Fee                             | \$5.00 per incident           |                           |                   |                         |                   |                                                      |
| Late Fee on Delinquent Accounts                           | \$20.00 per incident          | NA NA                     |                   |                         |                   |                                                      |
| Request for Re-establishment of Service after Delinquency |                               |                           |                   |                         |                   |                                                      |
| First Occurrence                                          | \$35.00 per request           | NA NA                     |                   |                         |                   |                                                      |
| Subsequent Occurrences (Same Year)                        | \$50.00 per request           | NA NA                     |                   |                         |                   |                                                      |
| After Hours Re-connection of Service                      | \$35.00 per request           | NA NA                     |                   |                         |                   |                                                      |
| Deposit for Water Service                                 |                               |                           |                   |                         |                   |                                                      |
| Residential                                               | \$100.00 per application      | NA NA                     |                   |                         |                   |                                                      |
| Commercial/Industrial/Multi-Family                        | \$100.00 per application      | NA NA                     |                   |                         |                   |                                                      |
| Culinary Water Service                                    |                               |                           |                   |                         |                   |                                                      |
| Commercial Service                                        |                               |                           |                   |                         |                   |                                                      |
| < 5,000 Gallons                                           | <del>\$22.49 per month</del>  | N/A N/A                   |                   |                         |                   | \$24.40 per month                                    |
| 5,001-10,000 gallons                                      | <del>\$22.49 per month</del>  | \$2.00 per 1,000 gallons  |                   |                         |                   | \$24.40 per month                                    |
| 10,001-15,000 gallons                                     | <del>\$32.49 per month</del>  | \$2.50 per 1,000 gallons  |                   |                         |                   | \$34.40 per month                                    |
| 15,001-20,000 gallons                                     | <del>\$44.99 per month</del>  | \$3.00 per 1,000 gallons  |                   |                         |                   | \$46.90 per month                                    |
| 20,001-25,000 gallons                                     | <del>\$59.99 per month</del>  | \$3.50 per 1,000 gallons  |                   |                         |                   | \$61.90 per month                                    |
| 25,001-30,000 gallons                                     | <del>\$77.49 per month</del>  | \$4.00 per 1,000 gallons  |                   |                         |                   | \$79.40 per month                                    |
| 30,001-35,000 gallons                                     | <del>\$97.49 per month</del>  | \$4.50 per 1,000 gallons  |                   |                         |                   | \$99.40 per month                                    |
| 35,001-40,000 gallons                                     | <del>\$119.99 per month</del> | \$5.00 per 1,000 gallons  |                   |                         |                   | \$121.90 per month                                   |
| > 40,000 gallons                                          | <del>\$144.99 per month</del> | \$5.50 per 1,000 gallons  |                   |                         |                   | \$146.90 per month                                   |
| Residential Service (with secondary water)                |                               |                           |                   |                         |                   |                                                      |
| < 3,000 Gallons                                           | <del>\$23.40 per month</del>  | N/A N/A                   |                   |                         |                   | \$25.31 per month                                    |
| 3,001 - 6,000 gallons                                     | <del>\$24.79 per month</del>  | N/A N/A                   |                   |                         |                   | \$26.70 per month                                    |
| 6,001 - 9,000 gallons                                     | <del>\$28.03 per month</del>  | N/A N/A                   |                   |                         |                   | \$29.94 per month                                    |
| 9,001 -12,000 gallons                                     | <del>\$28.03 per month</del>  | \$4.66 per 1,000 gallons  |                   |                         |                   | \$29.94 per month                                    |
| 12,001 -15,000 gallons                                    | <del>\$42.04 per month</del>  | \$5.36 per 1,000 gallons  |                   |                         |                   | \$43.92 per month                                    |
| 15,001 -18,000 gallons                                    | <del>\$58.09 per month</del>  | \$6.16 per 1,000 gallons  |                   |                         |                   | \$60.00 per month                                    |
| 18,001 -21,000 gallons                                    | <del>\$76.57 per month</del>  | \$8.14 per 1,000 gallons  |                   |                         |                   | \$78.48 per month                                    |
| 21,001 -24,000 gallons                                    | <del>\$100.99 per month</del> | \$9.36 per 1,000 gallons  |                   |                         |                   | \$102.90 per month                                   |
| 24,001 -27,000 gallons                                    | <del>\$129.03 per month</del> | \$10.77 per 1,000 gallons |                   |                         |                   | \$130.94 per month                                   |
| 27,001 -30,000 gallons                                    | <del>\$161.38 per month</del> | \$12.38 per 1,000 gallons |                   |                         |                   | \$163.29 per month                                   |
| > 30,000 gallons                                          | <del>\$196.52 per month</del> | \$14.24 per 1,000 gallons |                   |                         |                   | \$198.43 per month                                   |
| Residential Service (without secondary water)             |                               |                           |                   |                         |                   |                                                      |
| < 3,000 Gallons                                           | <del>\$23.40 per month</del>  | N/A N/A                   |                   |                         |                   | \$25.31 per month                                    |

**Utilities**      **All Fees Are Effective July 1, 2026 Except As Noted (All fees paid with credit card are subject to 3% fee)**

|                                                                                            |                            |                                                     |                            |
|--------------------------------------------------------------------------------------------|----------------------------|-----------------------------------------------------|----------------------------|
| 3,001 - 6,000 gallons                                                                      | \$24.79 per month          | N/A N/A                                             | \$26.70 per month          |
| 6,001 - 9,000 gallons                                                                      | \$28.35 per month          | N/A N/A                                             | \$30.26 per month          |
| 9,001 -12,000 gallons                                                                      | \$28.35 per month          | \$5.13 per 1,000 gallons                            | \$30.26 per month          |
| 12,001 -15,000 gallons                                                                     | \$43.74 per month          | \$5.90 per 1,000 gallons                            | \$45.65 per month          |
| 15,001 -18,000 gallons                                                                     | \$61.44 per month          | \$6.78 per 1,000 gallons                            | \$63.35 per month          |
| 18,001 -21,000 gallons                                                                     | \$81.78 per month          | \$8.95 per 1,000 gallons                            | \$83.69 per month          |
| 21,001 -24,000 gallons                                                                     | \$108.63 per month         | \$10.30 per 1,000 gallons                           | \$110.54 per month         |
| 24,001 -27,000 gallons                                                                     | \$139.53 per month         | \$11.85 per 1,000 gallons                           | \$141.44 per month         |
| 27,001 -30,000 gallons                                                                     | \$175.08 per month         | \$13.62 per 1,000 gallons                           | \$176.99 per month         |
| > 30,000 gallons                                                                           | \$215.94 per month         | \$15.66 per 1,000 gallons                           | \$217.85 per month         |
| Secondary Water Service (rate based on 3/4" line size flow for any service larger than 1") |                            |                                                     |                            |
| 3/4" line                                                                                  | \$27.44 per month          | NA NA                                               | \$27.82 per month          |
| 1" line                                                                                    | \$33.44 per month          | NA NA                                               | \$33.82 per month          |
| 1 1/2" line                                                                                | \$69.94 per month          | NA NA                                               | \$70.32 per month          |
| 2" line                                                                                    | \$115.05 per month         | NA NA                                               | \$115.43 per month         |
| 3" line                                                                                    | \$196.44 per month         | NA NA                                               | \$196.82 per month         |
| 4" line                                                                                    | \$426.38 per month         | NA NA                                               | \$426.76 per month         |
| 6" line                                                                                    | \$939.94 per month         | NA NA                                               | \$940.32 per month         |
| 8" line                                                                                    | \$1,661.74 per month       | NA NA                                               | \$1,662.12 per month       |
| Bulk Water                                                                                 |                            |                                                     |                            |
| Administrative Fee                                                                         | \$30.00 per application    | NA NA                                               |                            |
| Water Fill                                                                                 | \$6.78 per 1,000-gallons   | NA NA                                               | \$7.46 per 1,000 gallons   |
| Hydrant Meter Deposit                                                                      | \$1,700.00 per application | NA NA                                               | \$2,000.00 per application |
| Hydrant Meter Rental (rental fee paid monthly)                                             | \$30.00 per month          |                                                     |                            |
| Late Fee                                                                                   | \$100.00 per month         | NA NA                                               |                            |
| Hydrant Flushing                                                                           | \$250.00 per Flushing      | \$2.18 per 1,000 gallons                            |                            |
| North Davis Sewer District - Sewer Disposal Service (Waste)                                |                            |                                                     |                            |
| Residential                                                                                | \$24.00 per month          | NA NA                                               |                            |
| Commercial                                                                                 | \$24.00 per month          | \$2.40 Per 1000 gallons over 5,500 gallons of water |                            |
| Syracuse City - Sewer Maintenance Service (Waste)                                          |                            |                                                     |                            |
| Residential                                                                                | \$7.52 per month           | NA NA                                               | \$7.82 per month           |
| Commercial                                                                                 | \$7.52 per month           | NA NA                                               | \$7.82 per month           |
| Sewer Service (Storm)                                                                      |                            |                                                     |                            |
| Residential                                                                                | \$7.68 per month           | NA NA                                               | \$7.98 per month           |
| Commercial                                                                                 |                            |                                                     |                            |
| 0 - 1 acre                                                                                 | \$9.99 per month           | NA NA                                               | \$10.29 per month          |
| 1.1 - 2 acres                                                                              | \$18.22 per month          | NA NA                                               | \$18.52 per month          |
| 2.1 - 2 acres                                                                              | \$26.39 per month          | NA NA                                               | \$26.69 per month          |
| 3.1 - 4 acres                                                                              | \$34.55 per month          | NA NA                                               | \$34.85 per month          |
| 4.1 - 5 acres                                                                              | \$42.72 per month          | NA NA                                               | \$43.02 per month          |
| 5.1 - 6 acres                                                                              | \$50.94 per month          | NA NA                                               | \$51.24 per month          |
| 6.1 - 7 acres                                                                              | \$59.14 per month          | NA NA                                               | \$59.41 per month          |
| 7.1 - 8 acres                                                                              | \$67.27 per month          | NA NA                                               | \$67.57 per month          |
| 8.1 - 9 acres                                                                              | \$75.44 per month          | NA NA                                               | \$75.74 per month          |
| Each additional acre                                                                       | \$9.99 per month           | NA NA                                               | \$10.29 per month          |
| Secondary Water—Open Land in a Residential Subdivision                                     | \$0.19 sf-of-pervious-area | NA NA                                               |                            |
| Public Works                                                                               |                            |                                                     |                            |
| Sidewalk & Driveway Approach Replacement                                                   | \$45.00 per inspection     | NA NA                                               |                            |
| Street Sweeping (Contractor failure to clean)                                              | \$515.00 per incident      | Time & Material for City Personnel                  |                            |

**Parks & Recreation All Fees Are Effective July 1, 2026 Except As Noted (All fees paid with credit card are subject to 3% fee)**

| Fee Description                                                        | Current Base Fee                            | Additional Fee                       | Proposed<br>Base Fee | Proposed<br>Additional<br>Fee | Base Fee<br>Increase | Additional Fee<br>Increase |
|------------------------------------------------------------------------|---------------------------------------------|--------------------------------------|----------------------|-------------------------------|----------------------|----------------------------|
| <b>Community Center Fees</b>                                           |                                             |                                      |                      |                               |                      |                            |
| Rental - after hours fee for all activities                            | \$20.00 per hour per staff member           |                                      |                      |                               |                      |                            |
| Rental - Gymnasium                                                     |                                             |                                      |                      |                               |                      |                            |
| Resident                                                               | \$125.00 per hour per gym                   | \$900.00 per 8 hours per gym         |                      |                               |                      |                            |
| Non-resident                                                           | \$200.00 per hour per gym                   | \$1,500.00 per 8 hours per gym       |                      |                               |                      |                            |
| Gym Floor Cover (if requested)                                         | \$100.00 put down / pick up each occurrence |                                      |                      |                               |                      |                            |
| Rental - Classroom/Craft Room                                          |                                             |                                      |                      |                               |                      |                            |
| Resident                                                               | \$30.00 per hour per room                   | \$200.00 per 8 hours per room        |                      |                               |                      |                            |
| Non-resident                                                           | \$45.00 per hour per room                   | \$300.00 per 8 hours per room        |                      |                               |                      |                            |
| <b>Memberships</b>                                                     |                                             |                                      |                      |                               |                      |                            |
| Children (Ages 5-13)                                                   |                                             |                                      |                      |                               |                      |                            |
| Resident                                                               | \$2.00 per day                              | \$9.00 per month or \$50 per year    |                      |                               |                      |                            |
| Non-Resident                                                           | \$2.00 per day                              | \$11.00 per month or \$76 per year   |                      |                               |                      |                            |
| Youth (Ages 14-17)                                                     |                                             |                                      |                      |                               |                      |                            |
| Resident                                                               | \$3.00 per day                              | \$18.00 per month or \$110 per year  |                      |                               |                      |                            |
| Non-Resident                                                           | \$3.00 per day                              | \$27.00 per month or \$193 per year  |                      |                               |                      |                            |
| Adults (Ages 18-59)                                                    |                                             |                                      |                      |                               |                      |                            |
| Resident                                                               | \$3.00 per day                              | \$18.00 per month or \$110 per year  |                      |                               |                      |                            |
| Non-Resident                                                           | \$3.00 per day                              | \$27.00 per month or \$193 per year  |                      |                               |                      |                            |
| Seniors (Ages 60+)                                                     |                                             |                                      |                      |                               |                      |                            |
| Resident                                                               | \$1.00 per day                              | \$7.00 per month or \$42 per year    |                      |                               |                      |                            |
| Non-Resident                                                           | \$1.00 per day                              | \$11.00 per month or \$76 per year   |                      |                               |                      |                            |
| Seniors Couples                                                        |                                             |                                      |                      |                               |                      |                            |
| Resident                                                               | n/a per day                                 | \$11.00 per month or \$70 per year   |                      |                               |                      |                            |
| Non-Resident                                                           | n/a per day                                 | \$20.00 per month or \$130 per year  |                      |                               |                      |                            |
| Adult Couples                                                          |                                             |                                      |                      |                               |                      |                            |
| Resident                                                               | n/a per day                                 | \$30.00 per month or \$187 per year  |                      |                               |                      |                            |
| Non-Resident                                                           | n/a per day                                 | \$49.00 per month or \$312 per year  |                      |                               |                      |                            |
| Families                                                               |                                             |                                      |                      |                               |                      |                            |
| Resident                                                               | n/a per day                                 | \$54.00 per month or \$259 per year  |                      |                               |                      |                            |
| Non-Resident                                                           | n/a per day                                 | \$78.00 per month or \$405 per year  |                      |                               |                      |                            |
| <b>Park Rental Fees</b>                                                |                                             |                                      |                      |                               |                      |                            |
| Park Land Rental (Concessionaire)                                      | \$250.00 per month                          | NA NA                                |                      |                               |                      |                            |
| Large Special Event Rental (Whole Park including fields, pavilions, et | \$1,500.00 per day                          |                                      |                      |                               |                      |                            |
| Athletic Fields                                                        | Category 1                                  |                                      | Category 2           |                               |                      |                            |
| Multi-Sport Field Rental                                               | \$25.00 per hour or \$150.00 per day        | \$20.00 per hour or \$120.00 per day |                      |                               |                      |                            |
| Multi-Sport Field Prep                                                 | \$50.00                                     | \$50.00                              |                      |                               |                      |                            |
| Baseball Field Rental                                                  | \$15.00 per hour or \$100.00 per day        | NA per hour or \$100.00 per day      |                      |                               |                      |                            |
| Baseball/Softball Weekday Field Prep (Practice)                        | \$30.00 per field                           | NA                                   |                      |                               |                      |                            |
| Baseball/Softball Weekday Field Prep (Game)                            | \$50.00 per field                           | NA                                   |                      |                               |                      |                            |
| Baseball/Softball Weekend Field Prep (Practice)                        | \$50.00 per field                           | NA                                   |                      |                               |                      |                            |
| Baseball/Softball Weekend Field Prep (Game)                            | \$80.00 per field                           | NA                                   |                      |                               |                      |                            |
| Baseball/Softball Fence Rental                                         | \$25.00 per field                           | NA                                   |                      |                               |                      |                            |
| Lights Rental                                                          | \$15.00 per hour                            | \$15.00 per hour                     |                      |                               |                      |                            |
| Scoreboard Rental                                                      | \$15.00 per hour                            | \$15.00 per hour                     |                      |                               |                      |                            |
| Multiple Usage Discount (after 40 hours of field rentals)              | \$15.00                                     | \$10.00                              |                      |                               |                      |                            |
| Equestrian Park Rental                                                 |                                             |                                      |                      |                               |                      |                            |
| Resident                                                               | \$15.00 per hour                            | NA NA                                |                      |                               |                      |                            |
| Non-Resident                                                           | \$25.00 per hour                            | NA NA                                |                      |                               |                      |                            |
| Volleyball Pit Rental                                                  |                                             |                                      |                      |                               |                      |                            |
| Stoker Park                                                            | \$20.00 per court/per hour                  |                                      |                      |                               |                      |                            |
| All Other Parks                                                        | \$25.00 per day                             |                                      |                      |                               |                      |                            |
| Pickleball Court Rental                                                | \$20.00 per court/per hour                  |                                      |                      |                               |                      |                            |
| Tennis Court Rental                                                    | \$20.00 per court/per hour                  |                                      |                      |                               |                      |                            |
| Multi-Use Court Rental                                                 | \$20.00 per court/per hour                  |                                      |                      |                               |                      |                            |

**Parks & Recreation All Fees Are Effective July 1, 2026 Except As Noted (All fees paid with credit card are subject to 3% fee)**

|                                               |                                                        |                                           |                             |
|-----------------------------------------------|--------------------------------------------------------|-------------------------------------------|-----------------------------|
| Boweries (except for Jensen and Legacy Parks) |                                                        |                                           |                             |
| Parties of 150 or Less                        |                                                        |                                           |                             |
| Resident                                      | \$40.00 per (4) hour period                            | \$5.00 per hour for 5+ hours              |                             |
| Non-Resident                                  | \$60.00 per (4) hour period                            | \$10.00 per hour for 5+ hours             |                             |
| Electrical use (power turned on)              | \$15.00 per day                                        |                                           |                             |
| Parties of 150 or More (Special Event)        |                                                        |                                           |                             |
| Resident                                      | \$75.00 per (4) hour period                            | \$10.00 per hour for 5+ hours             |                             |
| Non-Resident                                  | \$125.00 per (4) hour period                           | \$20.00 per hour for 5+ hours             |                             |
| Jensen Nature Park (Bowery)                   |                                                        |                                           |                             |
| Resident                                      | \$50.00 per (4) hour period                            | NA NA                                     |                             |
| Non-Resident                                  | \$75.00 per (4) hour period                            | NA NA                                     |                             |
| Jensen Park Nature Center                     |                                                        |                                           |                             |
| Resident - 1/2 Day                            | \$300.00 per rental                                    | NA NA                                     |                             |
| Resident - Whole Day                          | \$350.00 per rental                                    | NA NA                                     |                             |
| Non-resident - 1/2 Day                        | \$400.00 per rental                                    | NA NA                                     |                             |
| Non-resident - Whole Day                      | \$550.00 per rental                                    | NA NA                                     |                             |
| Legacy Park                                   |                                                        |                                           |                             |
| Resident - Whole Day                          | \$400.00 per rental                                    | NA NA                                     |                             |
| Non-Resident - Whole Day                      | \$550.00 per rental                                    | NA NA                                     |                             |
| Cancellation Fee                              | \$5.00 per cancellation                                | 50% within 7 days, no refund under 3 days |                             |
| <b>Heritage Days</b>                          |                                                        |                                           |                             |
| 10 x 10 Booth                                 | \$80.00 per booth                                      | NA NA                                     |                             |
| 10 x 20 Booth                                 | \$160.00 per booth                                     | NA NA                                     |                             |
| Power for Booth                               | \$12.00 per booth                                      | NA NA                                     |                             |
| Roving Vendor Permit                          |                                                        |                                           |                             |
| Without a booth rental                        | \$50.00 per permit                                     | NA NA                                     |                             |
| With a booth rental                           | \$25.00 per permit                                     | NA NA                                     |                             |
| Parade Entry                                  | \$15.00 per vehicle                                    |                                           |                             |
| Late Fee                                      | \$20.00 per application                                | NA NA                                     |                             |
| <b>Recreation Programs</b>                    |                                                        |                                           |                             |
| Late Sign-up Fee                              | \$5.00 per person                                      | NA NA                                     |                             |
| Merit Badge Classes                           | Actual cost of materials (varies based on merit badge) |                                           |                             |
| Camp Syracuse                                 | \$45.00 per person                                     | \$15.00                                   | Additional non-resident fee |
| Golf                                          |                                                        |                                           |                             |
| Tennis                                        | \$55.00 per person                                     | \$15.00                                   | Additional non-resident fee |
| Pickleball                                    | \$25.00 per person                                     | \$5.00                                    | Additional non-resident fee |
| Dodgeball                                     | \$25.00 per person                                     | \$300.00                                  | per team                    |
| Football (Tackle)                             | \$225.00 per person                                    | NA NA                                     |                             |
| Football (Flag) - 1st to 4th grade            | \$75.00 per person                                     |                                           |                             |
| Football (Flag) - 5th to 9th grade            | \$90.00 per person                                     |                                           |                             |
| Adult Basketball                              | \$351.00 per team                                      | NA NA                                     |                             |
| Soccer (Fall/Spring)                          | \$50.00 to \$85.00 per person                          | \$15.00                                   | Additional non-resident fee |
| Baseball/Softball                             | \$50.00 to \$85.00 per person                          | \$15.00                                   | Additional non-resident fee |
| Basketball                                    | \$50.00 to \$85.00 per person                          | \$15.00                                   | Additional non-resident fee |
| <b>Equipment Rental</b>                       |                                                        |                                           |                             |
| Performance Stage                             | \$900.00 per day                                       |                                           |                             |

**Cemetery**

*All Fees Are Effective July 1, 2026 Except As Noted (All fees paid with credit card are subject to 3% fee)*

| Fee Description                  | Current Base Fee | Additional Fee               | Proposed<br>Base Fee | Proposed<br>Additional<br>Fee | Base Fee<br>Increase | Additional Fee<br>Increase |
|----------------------------------|------------------|------------------------------|----------------------|-------------------------------|----------------------|----------------------------|
| <b>Basic Fees</b>                |                  |                              |                      |                               |                      |                            |
| Plot Purchase                    |                  |                              |                      |                               |                      |                            |
| Resident                         | \$500.00         |                              |                      |                               |                      |                            |
| Non-Resident                     | \$1,000.00       |                              |                      |                               |                      |                            |
| Plot Purchase - half/infant/urn  |                  |                              |                      |                               |                      |                            |
| Resident                         | \$250.00         |                              |                      |                               |                      |                            |
| Non-Resident                     | \$500.00         |                              |                      |                               |                      |                            |
| Interment - Adult                |                  |                              |                      |                               |                      |                            |
| Resident                         | \$300.00         |                              |                      |                               |                      |                            |
| Non-Resident                     | \$700.00         |                              |                      |                               |                      |                            |
| Interment - Child                |                  |                              |                      |                               |                      |                            |
| Resident                         | \$175.00         |                              |                      |                               |                      |                            |
| Non-Resident                     | \$400.00         |                              |                      |                               |                      |                            |
| Interment - Urn or Infant        |                  |                              |                      |                               |                      |                            |
| Resident                         | \$100.00         |                              |                      |                               |                      |                            |
| Non-Resident                     | \$200.00         |                              |                      |                               |                      |                            |
| Interment - Weekend or Holiday   |                  |                              |                      |                               |                      |                            |
| Resident                         | \$200.00         |                              |                      |                               |                      |                            |
| Non-Resident                     | \$200.00         |                              |                      |                               |                      |                            |
| Disinterment                     |                  |                              |                      |                               |                      |                            |
| Resident                         | \$400.00         |                              |                      |                               |                      |                            |
| Non-Resident                     | \$400.00         |                              |                      |                               |                      |                            |
| Monument Move (Flat Monument)    |                  |                              |                      |                               |                      |                            |
| Resident                         | \$50.00          |                              |                      |                               |                      |                            |
| Non-Resident                     | \$50.00          |                              |                      |                               |                      |                            |
| Monument Move (Upright Monument) |                  |                              |                      |                               |                      |                            |
| Resident                         | \$250.00         |                              |                      |                               |                      |                            |
| Non-Resident                     | \$250.00         |                              |                      |                               |                      |                            |
| Position Transfer Fee            |                  |                              |                      |                               |                      |                            |
| Resident                         | \$35.00          |                              |                      |                               |                      |                            |
| Non-Resident                     | \$35.00          |                              |                      |                               |                      |                            |
| After Hours fee (3:00 p.m.)      |                  |                              |                      |                               |                      |                            |
| Resident                         | \$100.00         |                              |                      |                               |                      |                            |
| Non-Resident                     | \$100.00         |                              |                      |                               |                      |                            |
| Cemetery Certificate Replacement | \$10.00          | Per Additional Certificate   |                      |                               |                      |                            |
| Cemetery Headstone Marking Fee   |                  | \$25.00 per time / headstone |                      |                               |                      |                            |

**Public Safety & Public Works**

**All Fees Are Effective July 1, 2026 Except As Noted (All fees paid with credit card are subject to 3% fee)**

| Fee Description                                                                           | Current Base Fee                           | Additional Fee                                                       | Proposed Base Fee | Proposed Additional Fee | Base Fee Increase | Additional Fee Increase |
|-------------------------------------------------------------------------------------------|--------------------------------------------|----------------------------------------------------------------------|-------------------|-------------------------|-------------------|-------------------------|
| <b>Fire Department</b>                                                                    |                                            |                                                                      |                   |                         |                   |                         |
| Standby Service                                                                           |                                            |                                                                      |                   |                         |                   |                         |
| Two EMT Ambulance (4 hour minimum)                                                        | \$150.00 per hour                          | plus cost of materials (transport billed according to fee schedule)  |                   |                         |                   |                         |
| One EMT with basic equipment, no ambulance (4 hour minimum)                               | \$75.00 per hour                           | plus cost of materials                                               |                   |                         |                   |                         |
| Four Firefighter Engine Company (4 hour minimum)                                          | \$250.00 per hour                          | plus cost of materials                                               |                   |                         |                   |                         |
| Two Firefighter Brush Truck (4 hour minimum)                                              | \$150.00 per hour                          | plus cost of materials                                               |                   |                         |                   |                         |
| <b>Training</b>                                                                           |                                            |                                                                      |                   |                         |                   |                         |
| CERT (hybrid) Course Special Request                                                      | \$200.00 per class                         | plus costs of materials and equipment                                |                   |                         |                   |                         |
| Cert Equipment (issued during class)                                                      | \$45.00 per person                         | plus costs of materials and equipment                                |                   |                         |                   |                         |
| <b>CPR/ First Aid Course</b>                                                              |                                            |                                                                      |                   |                         |                   |                         |
| Resident                                                                                  | \$35.00 per person                         |                                                                      |                   |                         |                   |                         |
| Non-Resident                                                                              | \$45.00 per person                         |                                                                      |                   |                         |                   |                         |
| Skills Pass-off (blended learnir                                                          | \$20.00 per person                         |                                                                      |                   |                         |                   |                         |
| CPR/ First Aid/ AED Special Request (up to 6 people)                                      | \$250.00 per class                         | plus cost of cards                                                   |                   |                         |                   |                         |
| <b>Records</b>                                                                            |                                            |                                                                      |                   |                         |                   |                         |
| Fire or EMS Report                                                                        | \$10.00 per report                         | \$15.00 per hour of research (31+ minutes)                           |                   |                         |                   |                         |
| Fire or EMS Report with pictures                                                          | \$50.00 per report                         | \$15.00 per hour of research (31+ minutes)                           |                   |                         |                   |                         |
| <b>Plan Reviews</b>                                                                       |                                            |                                                                      |                   |                         |                   |                         |
| Initial Plan Submissions (includes one resubmittal)                                       |                                            |                                                                      |                   |                         |                   |                         |
| Building, Fire Alarm System, Suppression System, Specialized System, Misc. Plan Review    | \$125.00 per plan                          | plus \$75.00 per hour after the first hour                           |                   |                         |                   |                         |
| Plan Resubmittals (after 1st resubmittal)                                                 | \$75.00 per hour                           |                                                                      |                   |                         |                   |                         |
| <b>Inspections</b>                                                                        |                                            |                                                                      |                   |                         |                   |                         |
| Initial Inspection (includes one follow-up)                                               |                                            |                                                                      |                   |                         |                   |                         |
| Water Flow, Fire Alarm System, Suppression System, Specialized System, Misc. Inspection   | \$75.00 per inspections                    | plus \$75.00 per hour after the first hour                           |                   |                         |                   |                         |
| Re-Inspection (after first follow up or no show)                                          | \$100.00 each occurrence                   | plus \$75.00 per hour after the first hour                           |                   |                         |                   |                         |
| <b>Fireworks</b>                                                                          |                                            |                                                                      |                   |                         |                   |                         |
| Fireworks Sales Permit (in addition to business license)                                  | \$300.00 per location                      |                                                                      |                   |                         |                   |                         |
| Pyrotechnics & Flame Effects - Public Display (includes one follow up inspection)         | \$150.00 per event                         |                                                                      |                   |                         |                   |                         |
| Re-Inspection (after first follow up or no show)                                          | \$100.00 per occurrence                    |                                                                      |                   |                         |                   |                         |
| <b>Miscellaneous</b>                                                                      |                                            |                                                                      |                   |                         |                   |                         |
| Children's Bike Helmets                                                                   | \$10.00 each                               |                                                                      |                   |                         |                   |                         |
| <b>False Alarm Fees - Commercial</b>                                                      |                                            |                                                                      |                   |                         |                   |                         |
| 3rd false alarm per quarter                                                               | \$250.00                                   |                                                                      |                   |                         |                   |                         |
| 4th false alarm per quarter                                                               | \$350.00                                   |                                                                      |                   |                         |                   |                         |
| 5th false alarm per quarter                                                               | \$450.00                                   | \$100.00 per additional occurrence after 5th                         |                   |                         |                   |                         |
| <b>Emergency Services</b>                                                                 |                                            |                                                                      |                   |                         |                   |                         |
| Base Fee, Mileage, Surcharges, Special Provisions, Medical Supplies                       |                                            | As approved by the State Department of Public Safety, Bureau of EMS. |                   |                         |                   |                         |
| Hardship Waivers for Emergency Services                                                   |                                            | As per City Council Resolution R19-06                                |                   |                         |                   |                         |
| <b>Police Department</b>                                                                  |                                            |                                                                      |                   |                         |                   |                         |
| <b>Fingerprinting</b>                                                                     |                                            |                                                                      |                   |                         |                   |                         |
| Resident                                                                                  | \$10.00 per card                           |                                                                      |                   |                         |                   |                         |
| Non-Resident                                                                              | \$15.00 per card                           |                                                                      |                   |                         |                   |                         |
| Criminal History Background Check                                                         | \$10.00 per background check               |                                                                      |                   |                         |                   |                         |
| <b>Police contract services (i.e. special events, interagency, etc)</b>                   |                                            |                                                                      |                   |                         |                   |                         |
| Admin Fee - staffing costs                                                                | \$20.00 per event                          | May be charged once if it is an ongoing event                        |                   |                         |                   |                         |
| Each officer                                                                              | \$85.00 per hour                           | 2 hour minimum                                                       |                   |                         |                   |                         |
| <b>Police GRAMA requests</b>                                                              |                                            |                                                                      |                   |                         |                   |                         |
| Police Report                                                                             | \$10.00 per report                         | \$15.00 per hour of research (31+ minutes)                           |                   |                         |                   |                         |
| Police Report with Photos                                                                 | \$15.00 per email                          | \$20.00                                                              |                   |                         |                   |                         |
| Police Report with Video                                                                  | \$35.00 per hour of research (31+ minutes) |                                                                      |                   |                         |                   |                         |
| Good Conduct Letter Request                                                               | \$5.00 per letter                          |                                                                      |                   |                         |                   |                         |
| Annual sex offender / child abuse registration fee                                        | \$25.00 Per Registration                   |                                                                      |                   |                         |                   |                         |
| <b>Emergency Services</b>                                                                 |                                            |                                                                      |                   |                         |                   |                         |
| Base Fee and Mileage Rate                                                                 |                                            | As per State approved Utah Health Department Rates                   |                   |                         |                   |                         |
| Surcharges (Emergency, night service, off-road)                                           |                                            |                                                                      |                   |                         |                   |                         |
| Special Provisions (wait time, non-transport)                                             |                                            |                                                                      |                   |                         |                   |                         |
| Medical Supplies                                                                          |                                            |                                                                      |                   |                         |                   |                         |
| Hardship Waivers for Emergency Services                                                   |                                            | As per City Council Resolution R19-06                                |                   |                         |                   |                         |
| <b>Public Works Department</b>                                                            |                                            |                                                                      |                   |                         |                   |                         |
| <b>Public Works contract services (i.e. staffing, capital projects, interagency, etc)</b> |                                            |                                                                      |                   |                         |                   |                         |
| Staffing costs                                                                            | \$150.00 minimum up to 1st hour            | \$150.00 per hour after 1st hour                                     |                   |                         |                   |                         |
| Heavy equipment costs                                                                     | \$200.00 minimum up to 1st hour            | \$200.00 per hour after 1st hour                                     |                   |                         |                   |                         |
| Rate billed by the City includes time for mobilization and demobilization.                |                                            |                                                                      |                   |                         |                   |                         |
| Street Light Installation Charge - Charged to new development                             | \$150.00 per light                         | Plus Actual Cost of Materials and Installation                       |                   |                         |                   |                         |
| Street Sign Installation Charge - Charged to new development                              | \$1,000.00 Per Street Intersection         |                                                                      |                   |                         |                   |                         |
| Traffic Evaluation Request *                                                              | \$300.00 Per application                   |                                                                      |                   |                         |                   |                         |

\*Reimbursement may be provided if the specified area is found to be in need of correction.

**Fines**

**All Fees Are Effective July 1, 2026 Except As Noted (All fees paid with credit card are subject to 3% fee)**

| Fee Description                                                                                 | Current Base Fee | Additional Fee                                | Proposed Base Fee | Proposed Additional Fee                  | Base Fee Increase | Additional Fee Increase                 |
|-------------------------------------------------------------------------------------------------|------------------|-----------------------------------------------|-------------------|------------------------------------------|-------------------|-----------------------------------------|
| <b>Public Works Fines</b>                                                                       |                  |                                               |                   |                                          |                   |                                         |
| Fines - Water Meter Tampering                                                                   | \$100.00         | 1st incident                                  |                   | \$500.00                                 |                   | 2nd incident                            |
| Cross Connection of Culinary & Secondary Lines<br>(No water contamination of city water supply) | \$1,000.00       | per incident                                  |                   | reimbursement of city costs to remediate |                   |                                         |
| Secondary Water Violation of Mandatory Water Restrictions                                       |                  |                                               |                   |                                          |                   |                                         |
| 1st Incident                                                                                    | \$0              | Warning                                       |                   |                                          |                   |                                         |
| 2nd Incident                                                                                    | \$200            | Applied to Utility Bill                       |                   |                                          |                   |                                         |
| 3rd Incident                                                                                    | \$500            | Applied to Utility Bill                       |                   |                                          |                   |                                         |
| 4th Incident                                                                                    | \$1,000          | Water Shut Off & Meter Installed              |                   |                                          |                   |                                         |
| Fats, Oils, and Grease (FOG) Control Violation                                                  | \$100            | per day                                       |                   |                                          |                   |                                         |
| Water Theft                                                                                     |                  |                                               |                   |                                          |                   |                                         |
| Commercial                                                                                      | \$1,500.00       | Per Incident                                  |                   |                                          |                   |                                         |
| Non-Commercial                                                                                  | \$250.00         | Per Incident                                  |                   |                                          |                   |                                         |
| Utility Excavation without a Permit                                                             | \$250.00         | per Incident                                  |                   | NA                                       | NA                |                                         |
| Stormwater Pollution – construction activity without an approved permit                         | \$500.00         | per day per occurrence                        |                   |                                          |                   |                                         |
| Stormwater Pollution – failure to use general best management practices                         | \$500.00         | per site per occurrence                       |                   |                                          |                   |                                         |
| Storm Water Pollution - construction stabilization control & track-out                          | \$300.00         | per day per occurrence plus remediation costs |                   |                                          |                   |                                         |
| Storm Water Pollution - Illicit Discharge, failure to cleanup or report spills                  | \$250.00         | Per Incident plus remediation costs           |                   |                                          |                   |                                         |
| Stormwater Pollution – failure to conduct stormwater inspections                                | \$100.00         | per occurrence                                |                   |                                          |                   |                                         |
| Stormwater Pollution – failure to maintain stormwater records                                   | \$100.00         | per occurrence                                |                   |                                          |                   |                                         |
| <b>Building Fines</b>                                                                           |                  |                                               |                   |                                          |                   |                                         |
| 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                                       |                   |                                          |                   |                                         |
| <b>Code Enforcement Fines</b>                                                                   |                  |                                               |                   |                                          |                   |                                         |
| Operating without a business license or permit                                                  | \$150.00         | per incident                                  |                   |                                          |                   |                                         |
| Operating without a solicitor's license:                                                        |                  |                                               |                   |                                          |                   |                                         |
| Individual - First Offense                                                                      | \$20.00          | 1st Offense                                   |                   |                                          |                   |                                         |
| Individual - Second or Subsequent Offense                                                       | \$50.00          | per incident                                  |                   |                                          |                   |                                         |
| Company - First Offense                                                                         | \$150.00         | 1st Offense                                   |                   |                                          |                   |                                         |
| Company - Second or Subsequent Offense                                                          | \$300.00         | per incident                                  |                   |                                          |                   |                                         |
| Late Payment Fees                                                                               | \$20.00          | per month                                     |                   |                                          |                   |                                         |
| Sign Reclamation fee (Illegal sign)                                                             | \$10.00          | per Sign                                      |                   | NA                                       | NA                |                                         |
| Sign Reclamation fee (Repeat offenses)                                                          | \$40.00          | per Sign                                      |                   | NA                                       | NA                |                                         |
| Noise Ordinance Violation                                                                       |                  |                                               |                   |                                          |                   |                                         |
| 1st Offense                                                                                     | \$100.00         | 1st incident                                  |                   |                                          |                   |                                         |
| 2nd Offense                                                                                     | \$250.00         | 2nd incident                                  |                   |                                          |                   |                                         |
| 3rd Offense                                                                                     | \$500.00         | 3rd incident                                  |                   |                                          |                   |                                         |
| 4th Offense                                                                                     | \$750.00         | 4th incident                                  |                   |                                          |                   |                                         |
| 5th Offense                                                                                     | \$1,000.00       | Each Additional incident                      |                   |                                          |                   |                                         |
| Park and Trail Violations                                                                       |                  |                                               |                   |                                          |                   |                                         |
| 1st Offense                                                                                     | \$100.00         | 1st incident                                  |                   |                                          |                   |                                         |
| 2nd Offense                                                                                     | \$200.00         | 2nd incident                                  |                   |                                          |                   |                                         |
| 3rd Offense                                                                                     | \$300.00         | 3rd incident                                  |                   |                                          |                   |                                         |
| 4th Offense                                                                                     | \$400.00         | 4th incident                                  |                   |                                          |                   |                                         |
| 5th Offense                                                                                     | \$500.00         | Each Additional incident                      |                   |                                          |                   |                                         |
| Code Enforcement                                                                                |                  |                                               |                   |                                          |                   |                                         |
| Noncompliance Fee                                                                               | \$100.00         | Per Incident                                  |                   |                                          |                   |                                         |
| Abatement Contractor                                                                            |                  | Contractor Rate Based Off of Acreage and Time |                   |                                          |                   |                                         |
| Abatement Admin Fee                                                                             | \$75.00          | Per Incident                                  |                   |                                          |                   |                                         |
| Lien Admin Fee                                                                                  | \$75.00          | Per Incident                                  |                   |                                          |                   |                                         |
| <b>Police Department Fines</b>                                                                  |                  |                                               |                   |                                          |                   |                                         |
| Parking Violation Penalty Fee **                                                                |                  |                                               |                   |                                          |                   |                                         |
| Paid within 14 days of issuance                                                                 | \$30.00          | per ticket                                    |                   |                                          |                   |                                         |
| Paid within 15 to 30 days of issuance                                                           | \$50.00          | per ticket                                    |                   |                                          |                   |                                         |
| Paid after 30 days of issuance                                                                  | \$70.00          | per ticket                                    |                   |                                          |                   | plus cost of collections, if applicable |

\*\*1st time offense is eligible for a \$20.00 reduction in fee with receipt of parking information in person or electronically.

**Miscellaneous**

*All Fees Are Effective July 1, 2026 Except As Noted (All fees paid with credit card are subject to 3% fee)*

| Fee Description                                                                          | Current Base Fee                     | Additional Fee                 | Proposed Base Fee | Proposed Additional Fee | Base Fee Increase | Additional Fee Increase |
|------------------------------------------------------------------------------------------|--------------------------------------|--------------------------------|-------------------|-------------------------|-------------------|-------------------------|
| <b>Faxes</b>                                                                             |                                      |                                |                   |                         |                   |                         |
| Local                                                                                    | \$1.00 Per Call                      | NA NA                          |                   |                         |                   |                         |
| Long Distance                                                                            | \$3.00 Per Call                      | NA NA                          |                   |                         |                   |                         |
| <b>Copies</b>                                                                            |                                      |                                |                   |                         |                   |                         |
| 8 1/2 " x 11" - single sheet B&W                                                         | \$0.25 per sheet                     | NA NA                          |                   |                         |                   |                         |
| 8 1/2 " x 11" - single sheet Color                                                       | \$0.50 per sheet                     | NA NA                          |                   |                         |                   |                         |
| 11 " x 17" - single sheet B&W                                                            | \$0.50                               |                                |                   |                         |                   |                         |
| 11 " x 17" - single sheet Color                                                          | \$1.00                               |                                |                   |                         |                   |                         |
| 24" x 36"                                                                                | \$2.00 per sheet                     | NA NA                          |                   |                         |                   |                         |
| Off-site Printing                                                                        | Actual Cost                          | NA NA                          |                   |                         |                   |                         |
| <b>Post Office Supplies</b>                                                              |                                      |                                |                   |                         |                   |                         |
| Stamps, Packages, Boxes, etc.                                                            | As per approved USPS prices          |                                |                   |                         |                   |                         |
| Ready Post Supplies including tape, bubble wrap, and mailing cartons                     | As per approved USPS prices          |                                |                   |                         |                   |                         |
| <b>Administrative Reports, Documents, and Fees</b>                                       |                                      |                                |                   |                         |                   |                         |
| Financial Report                                                                         |                                      |                                |                   |                         |                   |                         |
| First Copy                                                                               | No Charge per report                 | NA NA                          |                   |                         |                   |                         |
| Additional                                                                               | \$5.00 per report                    | NA NA                          |                   |                         |                   |                         |
| Budget Document                                                                          |                                      |                                |                   |                         |                   |                         |
| First Copy                                                                               | No Charge per report                 | NA NA                          |                   |                         |                   |                         |
| Additional                                                                               | \$5.00 per report                    | NA NA                          |                   |                         |                   |                         |
| Audio Recordings on CD                                                                   | \$10.00 per CD                       | NA NA                          |                   |                         |                   |                         |
| Certification of Copies                                                                  | \$2.00 per copy                      | NA NA                          |                   |                         |                   |                         |
| Administration Processing Fee                                                            | \$50.00 Per hour                     |                                |                   |                         |                   |                         |
| Administrative Citation Appeal Hearing Fee                                               | \$25.00 per appeal                   |                                |                   |                         |                   |                         |
| GRAMA Records Request                                                                    |                                      |                                |                   |                         |                   |                         |
| Records Request                                                                          | \$0.25 per page                      |                                |                   |                         |                   |                         |
| Research, compilation, editing, redaction, etc.                                          | \$0.00 per minute (first 30 min)     | \$15.00 per hour (31+ minutes) |                   |                         |                   |                         |
| Passport Photos**                                                                        | \$15.00 per photo                    | NA NA                          |                   |                         |                   |                         |
| Passport Acceptance Fee**                                                                | \$35.00 per application              | NA NA                          |                   |                         |                   |                         |
| Passport Express Mail Fee (1-2 day delivery)**                                           | \$30.00 per application              | NA NA                          |                   |                         |                   |                         |
| Notarization                                                                             | \$10.00 per stamp                    | NA NA                          |                   |                         |                   |                         |
| Subdivision Ordinance Book                                                               |                                      |                                |                   |                         |                   |                         |
| Entire Book                                                                              | \$15.00 per book                     | NA NA                          |                   |                         |                   |                         |
| Per Chapter                                                                              | \$1.50 per chapter                   | NA NA                          |                   |                         |                   |                         |
| General Plan Book                                                                        | \$15.00 per book                     | NA NA                          |                   |                         |                   |                         |
| <b>Maps (includes Zoning, General Plan, Garbage Pick-up, Master Transportation etc.)</b> |                                      |                                |                   |                         |                   |                         |
| 8 1/2 " x 11" Size A                                                                     | \$3.00 per map                       | NA NA                          |                   |                         |                   |                         |
| 11" x 17" Size B                                                                         | \$5.00 per map                       | NA NA                          |                   |                         |                   |                         |
| 22" x 34" Size D                                                                         | \$15.00 per map                      | NA NA                          |                   |                         |                   |                         |
| Map Research & Compilation                                                               | \$50.00 per hour                     |                                |                   |                         |                   |                         |
| Maps on disk                                                                             | \$10.00 per disk                     | NA NA                          |                   |                         |                   |                         |
| <b>Collections</b>                                                                       |                                      |                                |                   |                         |                   |                         |
| Returned Check Fee                                                                       | \$20.00 per check                    | NA NA                          |                   |                         |                   |                         |
| Warrant Collection Fee                                                                   | 2.75% of outstanding warrant balance |                                |                   |                         |                   |                         |
| Outside Collection Agency Fee                                                            | 25.00% of balance owed to City       |                                |                   |                         |                   |                         |
| <b>Candidate Filing Fee for Public Office</b>                                            |                                      |                                |                   |                         |                   |                         |
|                                                                                          | \$25.00 per application              | NA NA                          |                   |                         |                   |                         |
| <b>City Hall Lobby Rental *</b>                                                          |                                      |                                |                   |                         |                   |                         |
| Small Events (< 25 persons - no food present)                                            |                                      |                                |                   |                         |                   |                         |
| Resident                                                                                 | \$100.00 per rental *                | \$35.00 per hour for staffing  |                   |                         |                   |                         |
| Non-resident                                                                             | \$150.00 per rental *                | \$40.00 per hour for staffing  |                   |                         |                   |                         |
| Small Events (< 25 persons - with food present)                                          |                                      |                                |                   |                         |                   |                         |
| Resident                                                                                 | \$200.00 per rental *                | \$40.00 per hour for staffing  |                   |                         |                   |                         |
| Non-resident                                                                             | \$300.00 per rental *                | \$45.00 per hour for staffing  |                   |                         |                   |                         |
| Large Events (> 25 persons - no food present)                                            |                                      |                                |                   |                         |                   |                         |
| Resident                                                                                 | \$600.00 per rental *                | \$45.00 per hour for staffing  |                   |                         |                   |                         |
| Non-resident                                                                             | \$900.00 per rental *                | \$50.00 per hour for staffing  |                   |                         |                   |                         |
| Large Events (> 25 persons - with food present)                                          |                                      |                                |                   |                         |                   |                         |
| Resident                                                                                 | \$600.00 per rental *                | \$50.00 per hour for staffing  |                   |                         |                   |                         |
| Non-resident                                                                             | \$900.00 per rental *                | \$55.00 per hour for staffing  |                   |                         |                   |                         |
| <b>City Hall Chambers Rental *</b>                                                       |                                      |                                |                   |                         |                   |                         |
| Small Events (< 25 persons - no food present)                                            |                                      |                                |                   |                         |                   |                         |
| Resident                                                                                 | \$200.00 per rental *                | \$35.00 per hour for staffing  |                   |                         |                   |                         |

**Miscellaneous****All Fees Are Effective July 1, 2026 Except As Noted (All fees paid with credit card are subject to 3% fee)**

|                                                 |                         |                               |
|-------------------------------------------------|-------------------------|-------------------------------|
| Non-resident                                    | \$300.00 per rental *   | \$40.00 per hour for staffing |
| Large Events (< 25 persons - no food present)   |                         |                               |
| Resident                                        | \$600.00 per rental *   | \$40.00 per hour for staffing |
| Non-resident                                    | \$900.00 per rental *   | \$45.00 per hour for staffing |
| <b>City Hall Lobby and Chambers Rental *</b>    |                         |                               |
| Small Events (< 25 persons - no food present)   |                         |                               |
| Resident                                        | \$300.00 per rental *   | \$35.00 per hour for staffing |
| Non-resident                                    | \$400.00 per rental *   | \$40.00 per hour for staffing |
| Small Events (< 25 persons - with food present) |                         |                               |
| Resident                                        | \$400.00 per rental *   | \$40.00 per hour for staffing |
| Non-resident                                    | \$500.00 per rental *   | \$45.00 per hour for staffing |
| Large Events (> 25 persons - no food present)   |                         |                               |
| Resident                                        | \$700.00 per rental *   | \$50.00 per hour for staffing |
| Non-resident                                    | \$800.00 per rental *   | \$55.00 per hour for staffing |
| Large Events (> 25 persons - with food present) |                         |                               |
| Resident                                        | \$900.00 per rental *   | \$55.00 per hour for staffing |
| Non-resident                                    | \$1,000.00 per rental * | \$60.00 per hour for staffing |

**Miscellaneous**

|               |                        |                      |
|---------------|------------------------|----------------------|
| Sale of Mulch | \$25.00 per cubic yard |                      |
| Sale of Dirt  |                        |                      |
| Resident      | \$20.00 per cubic yard | \$30.00 Delivery Fee |
| Non-resident  | \$25.00 per cubic yard | \$40.00 Delivery Fee |

\* 50% of rental fee will be refunded upon satisfactory cleanup of facility and no damages.

\*\* The Department of State also charges passport processing fees, expedited fees, and file search fees in addition to our Syracuse City processing fees. These fees are sent directly to the Department of State with the passport applications. See our website for additional information and required fees.



# COUNCIL AGENDA

May 26, 2026

## Agenda Item “i.3”

Discussion on proposed wage scale updates for the Fiscal Year (FY) ending June 30, 2027.

### *Factual Summation*

- Please see the proposed updates to the fiscal year 2026 – 2027 wages scale.
- Any questions regarding this item can be directed at Assistant City Manager, Stephen Marshall.
- Proposed benchmark adjustments for CED, Police, and Parks and Recreation are included in the wage scale. Refer to discussion on the recruitment retention policy for possible changes to future benchmarking.
- Other changes made to positions in the wage scale:
  - Added Full-time Environmental Crew Leader
  - Added Part-time Maintenance Workers II and III
- The updates to the wage scale will become effective for the new budget year starting July 1, 2026.

### *Discussion Goals*

Discuss proposed updates to the consolidated fee schedule.

**FY 2026 - 2027 Wage Scale**

| Grade          | Status               | Position Title                                   | Min                | Max                |
|----------------|----------------------|--------------------------------------------------|--------------------|--------------------|
| 414            | Salary               | City Manager                                     | \$134,534          | \$210,912          |
| 413            | Salary               | Police Chief                                     | \$137,337          | \$200,356          |
| 412            | Salary               | Fire Chief                                       | \$135,054          | \$191,990          |
| 411            | Salary               | City Attorney                                    | \$129,750          | \$199,680          |
| 410            | Salary               | Community and Economic Development Director      | \$123,708          | \$183,706          |
| 409            | Salary               | Parks & Recreation Director                      | \$119,683          | \$173,742          |
| 408            | Salary               | Assistant City Manager                           | \$119,226          | \$177,736          |
| 407            | Salary               | Deputy Fire Chief                                | \$120,827          | \$168,792          |
| 406            | Salary               | Public Works Director                            | \$117,666          | \$171,891          |
| 405            | Salary               | Assistant Police Chief                           | \$115,566          | \$170,241          |
| 404            | Salary               | Police Lieutenant                                | \$110,063          | \$148,652          |
| 403            | Salary               | Administrative Services Director / City Recorder | \$102,565          | \$148,429          |
| 402            | Salary               | City Engineer                                    | \$101,525          | \$147,035          |
| 401            | Salary               | Battalion Chief (2912 Hours)                     | \$100,843          | \$ 141,581         |
| 353            | Full-time            | Assistant Parks & Recreation Director            | \$51.79            | \$75.18            |
| 352            | Full-time            | Police Sergeant                                  | \$45.66            | \$61.52            |
| 351            | Full-time            | Fire Marshal                                     | \$43.89            | \$61.22            |
| 350            | Full-time            | HR Manager                                       | \$41.63            | \$60.36            |
| 349            | Full-time            | Building Official                                | \$41.62            | \$57.02            |
| 348            | Full-time            | IT Manager                                       | \$41.01            | \$58.63            |
| 347            | Full-time            | Finance Manager                                  | \$39.77            | \$60.26            |
| 346            | Full-time            | Police Officer III                               | \$38.54            | \$50.86            |
| 345            | Full-time            | Recreation Manager                               | \$36.00            | \$51.21            |
| 344            | Full-time            | Planner II                                       | \$35.12            | \$52.29            |
| 343            | Full-time            | Grant Administrator                              | \$35.45            | \$53.55            |
| 342            | Full-time            | Streets Superintendent                           | \$34.94            | \$50.64            |
|                |                      | Water Superintendent                             |                    |                    |
|                |                      | Facilities Maintenance Superintendent            |                    |                    |
|                |                      | Environmental Superintendent                     |                    |                    |
|                |                      | <b>Park's Operations Manager</b>                 |                    |                    |
| 341            | Full-time            | Public Works Inspector III                       | \$34.66            | \$40.53            |
| 340            | Full-time            | Police Officer II                                | \$34.33            | \$41.70            |
| <del>345</del> | <del>Full-time</del> | <del>Park's Operations Manager</del>             | <del>\$32.53</del> | <del>\$47.41</del> |
| 339            | Full-time            | Fire Captain / Paramedic                         | \$32.44            | \$43.69            |
| 338            | Full-time            | Public Works Inspector II                        | \$31.51            | \$36.48            |
| 337            | Full-time            | Public Information Specialist                    | \$31.39            | \$47.35            |
| 336            | Full-time            | Human Resources Specialist                       | \$30.40            | \$43.99            |
| 335            | Full-time            | Building Inspector III                           | \$33.78            | \$44.86            |
| 334            | Full-time            | Police Officer I                                 | \$31.52            | \$37.87            |

| Grade | Status    | Position Title                             | Min     | Max     |
|-------|-----------|--------------------------------------------|---------|---------|
| 338   | Full-time | Assistant Park's Operations Manager        | \$29.43 | \$42.68 |
| 333   | Full-time | Engineering Tech                           | \$29.08 | \$40.71 |
| 332   | Full-time | IT Technician                              | \$28.68 | \$41.80 |
| 331   | Full-time | Water Maintenance Crew Leader              | \$28.65 | \$43.13 |
|       |           | Street Maintenance Crew Leader             |         |         |
|       |           | Environmental Crew Leader                  |         |         |
|       |           | Assistant Park's Operations Manager        |         |         |
| 330   | Full-time | Public Works Inspector I                   | \$28.65 | \$32.83 |
| 329   | Full-time | Building Inspector II                      | \$28.56 | \$39.99 |
| 328   | Full-time | Fire Captain                               | \$28.50 | \$39.75 |
| 327   | Full-time | Building Inspector I                       | \$28.19 | \$36.05 |
| 326   | Full-time | Planner I                                  | \$28.18 | \$37.00 |
| 325   | Full-time | Fire Engineer / Paramedic                  | \$27.79 | \$36.04 |
| 324   | Full-time | Court Clerk Supervisor                     | \$27.71 | \$41.36 |
| 323   | Full-time | Recreation Program Coordinator             | \$27.11 | \$38.05 |
| 322   | Full-time | Events Coordinator                         | \$27.11 | \$36.54 |
| 321   | Full-time | Utilities Billing Supervisor               | \$26.87 | \$39.42 |
| 320   | Full-time | Victim Advocate                            | \$26.23 | \$37.75 |
| 319   | Full-time | Fire Fighter III / Paramedic               | \$26.07 | \$33.67 |
| 318   | Full-time | Street Maintenance Worker III              | \$25.86 | \$36.01 |
|       |           | Water Maintenance Worker III               |         |         |
|       |           | Environmental Maintenance Worker III       |         |         |
|       |           | Parks Maintenance Worker III               |         |         |
| 317   | Full-time | Passport Program Manager / Deputy Recorder | \$25.18 | \$38.03 |
| 316   | Full-time | Museum Curator                             | \$24.45 | \$34.63 |
| 315   | Full-time | Passport Agent / Deputy Recorder           | \$24.35 | \$36.60 |
| 314   | Full-time | Fire Fighter II / Paramedic                | \$24.06 | \$30.97 |
| 313   | Full-time | Fire Engineer                              | \$23.84 | \$32.10 |
| 317   | Full-time | Parks Maintenance Worker III               | \$23.79 | \$33.98 |
| 312   | Full-time | Water Maintenance Worker II                | \$23.66 | \$33.54 |
|       |           | Street Maintenance Worker II               |         |         |
|       |           | Environmental Maintenance Worker II        |         |         |
|       |           | Parks Maintenance Worker II                |         |         |
| 311   | Full-time | Code Enforcement Officer                   | \$23.49 | \$34.99 |
| 310   | Full-time | Administrative Professional II             | \$22.54 | \$32.35 |
| 309   | Full-time | Fire Fighter III                           | \$22.06 | \$29.66 |
| 308   | Full-time | Facilities Maintenance Technician          | \$21.47 | \$31.13 |
| 307   | Full-time | Building Permit Technician                 | \$21.39 | \$31.00 |
| 310   | Full-time | Parks Maintenance Worker II                | \$21.45 | \$30.89 |
| 306   | Full-time | Utilities Billing Clerk                    | \$20.86 | \$28.97 |
| 305   | Full-time | Administrative Professional I              | \$20.49 | \$27.35 |
| 304   | Full-time | Fire Fighter II                            | \$20.05 | \$26.96 |
| 303   | Full-time | Court Clerk II                             | \$19.96 | \$28.72 |

| Grade          | Status               | Position Title                        | Min                | Max                |
|----------------|----------------------|---------------------------------------|--------------------|--------------------|
| 302            | Full-time            | Streets Maintenance Worker I          | \$19.57            | \$28.68            |
|                |                      | Water Maintenance Worker I            |                    |                    |
|                |                      | Environmental Maintenance Worker I    |                    |                    |
|                |                      | Parks Maintenance Worker I            |                    |                    |
| <del>302</del> | <del>Full-time</del> | <del>Parks Maintenance Worker I</del> | <del>\$18.43</del> | <del>\$28.08</del> |
| 301            | Full-time            | Court Clerk I                         | \$17.80            | \$26.56            |
| 222            | Part-time            | Building Inspector I                  | \$28.19            | \$36.05            |
| 221            | Part-time            | Fire Fighter III / Paramedic          | \$26.07            | \$33.67            |
| 220            | Part-time            | Street Maintenance Worker III         | \$25.86            | \$36.01            |
|                |                      | Water Maintenance Worker III          |                    |                    |
|                |                      | Environmental Maintenance Worker III  |                    |                    |
|                |                      | Parks Maintenance Worker III          |                    |                    |
| 219            | Part-time            | Fire Fighter II / Paramedic           | \$24.06            | \$30.97            |
| 218            | Part-time            | Water Maintenance Worker II           | \$23.66            | \$33.54            |
|                |                      | Street Maintenance Worker II          |                    |                    |
|                |                      | Environmental Maintenance Worker II   |                    |                    |
|                |                      | Parks Maintenance Worker II           |                    |                    |
| 217            | Part-time            | Administrative Professional II        | \$22.54            | \$32.35            |
| 216            | Part-time            | Fire Fighter III                      | \$22.06            | \$29.66            |
| 215            | Part-time            | Facilities Maintenance Technician     | \$21.47            | \$31.13            |
| 214            | Part-time            | Passport Agent II                     | \$21.00            | \$34.86            |
| 213            | Part-time            | Administrative Professional I         | \$20.49            | \$27.35            |
|                |                      | Mail Clerk                            |                    |                    |
| 212            | Part-time            | Fire Fighter II                       | \$20.05            | \$26.96            |
| 211            | Part-time            | Court Clerk II                        | \$19.96            | \$28.72            |
| 210            | Part-time            | Streets Maintenance Worker I          | \$19.57            | \$28.68            |
|                |                      | Water Maintenance Worker I            |                    |                    |
|                |                      | Environmental Maintenance Worker I    |                    |                    |
|                |                      | Parks Maintenance Worker I            |                    |                    |
| 209            | Part-time            | Passport Agent I                      | \$19.09            | \$31.69            |
| 208            | Part-time            | Fire Fighter I                        | \$19.05            | \$25.61            |
| <del>208</del> | <del>Part-time</del> | <del>Parks Maintenance Worker I</del> | <del>\$18.43</del> | <del>\$28.08</del> |
| 207            | Part-time            | Court Clerk I                         | \$17.80            | \$26.56            |
| 206            | Part-time            | Site Supervisor                       | \$18.78            | \$26.10            |
| 205            | Part-time            | Crossing Guard                        | \$16.97            | \$21.07            |
| 204            | Part-time            | Front Desk Receptionist               | \$15.88            | \$21.33            |
| 203            | Part-time            | Recreation Assistant III              | \$14.80            | \$16.34            |
| 202            | Part-time            | Recreation Assistant II               | \$13.26            | \$14.80            |
| 201            | Part-time            | Recreation Assistant I                | \$11.70            | \$13.25            |
| 105            | Seasonal             | Engine Boss                           | \$29.00            | \$44.00            |
| 104            | Seasonal             | Administrative Professional I         | \$20.49            | \$27.35            |
| 103            | Seasonal             | Seasonal Fire Fighter                 | \$20.05            | \$26.96            |
| 102            | Seasonal             | Streets Maintenance Worker            | \$19.57            | \$28.68            |
|                |                      | Water Maintenance Worker              |                    |                    |
|                |                      | Environmental Maintenance Worker      |                    |                    |
| 101            | Seasonal             | Land Maintenance Worker               | \$14.28            | \$18.84            |
|                |                      | Intern                                |                    |                    |



# COUNCIL AGENDA

May 26, 2026

Agenda Item “i.4” Discussion about participation rates of Syracuse City in the public employee’s retirement system and the public safety retirement system for fiscal year 2026-2027.

***Factual Summation***

- Any questions about this agenda item may be directed at Assistant City Manager Stephen Marshall.
- We are required by Utah Code Title 49, Chapters 11-15 to pay retirement on our 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. We currently participate in 9 different retirement programs offered by URS. This includes our police, fire, and administrative staff as well as tier I and tier II employees. They are outlined below and in the URS rates table attached.

|                           |                     |        |
|---------------------------|---------------------|--------|
| Local Government Employee | Tier I – DB         | 14.97% |
| Local Government Employee | Tier II – DB Hybrid | 13.19% |
| Local Government Employee | Tier II – DC        | 13.19% |
| Public Safety – Police    | Tier I – DB         | 32.54% |
| Public Safety – Police    | Tier II – DB Hybrid | 30.31% |
| Public Safety – Police    | Tier II – DC        | 24.33% |
| Public Safety – Fire      | Tier I – DB         | 16.66% |
| Public Safety – Fire      | Tier II – DB Hybrid | 20.06% |
| Public Safety – Fire      | Tier II – DC        | 14.08% |

**Discussion Goals:**

Discuss participation in URS retirement for full-time employees.



# COUNCIL AGENDA

May 26, 2026

## Agenda item "j"

### RDA Project Areas Review

#### *Summary*

The city Redevelopment Agency (RDA) board manages six project areas. Each project area is set up to divert property taxes from the taxing entities. The taxing entities are Syracuse City, Davis County, Davis School District, North Davis Sewer District, Weber Basin Water District, and the Mosquito Abatement District. Only a certain percentage of collected property taxes are diverted, usually anywhere from 60 to 80% as negotiated in an inter local agreement with each entity. The duration of each project area also varies, usually between 15 and 20 years. During that time period, the RDA board can use the revenue received to encourage economic development. Projects often include building infrastructure, aesthetic upgrades, rebates to developers who build, or end user companies that add jobs and generate additional tax revenue. After a project expires, the property taxes begin flowing back to each taxing entity.

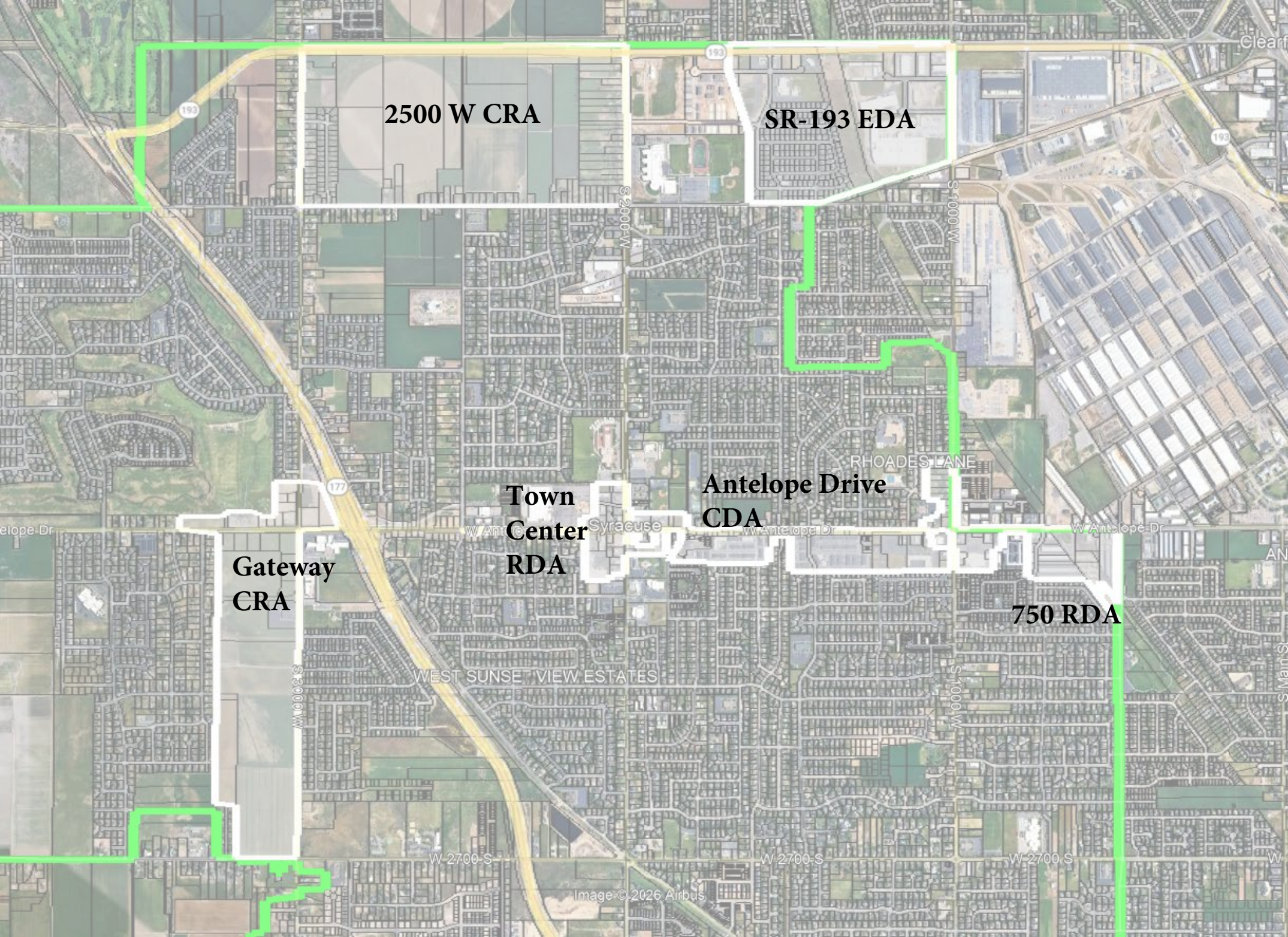
Fortunately, the RDA's various project areas have been generating a good amount of revenue. Up to this point, the RDA has been successful in utilizing its tax increment funds on opportunities as they arise. It is good to have the uncommitted funds available for spontaneous project opportunities, but it is also wise for the RDA board to look at the priorities of potential future projects in relation to projected revenues and cash balances.

#### *Goal of Discussion*

Review the 2025 RDA annual report and become familiar with revenue amounts to be prepared for future economic development opportunities.

#### *Attachments*

- Project area map
- Project area projected revenues
- Legal Analysis
- RDA annual report



**2500 W CRA**

**SR-193 EDA**

**Town  
Center  
RDA**

**Antelope Drive  
CDA**

**Gateway  
CRA**

**750 RDA**

| Year                           | Revenue Estimates   |                     |                     |             |                     |             |                      | Commitments Estimates |                    |                     |                       |                      | Projected Net Revenue |
|--------------------------------|---------------------|---------------------|---------------------|-------------|---------------------|-------------|----------------------|-----------------------|--------------------|---------------------|-----------------------|----------------------|-----------------------|
|                                | Town Center         | Antelope Drive      | 750 W               | Gateway     | SR-193              | 2500 W      |                      | Admin Costs           | SR-193<br>Ninigret | Town Center<br>City | 750 W<br>1000 w grant |                      |                       |
| 2027                           | \$ 217,452          | \$ 528,618          | \$ 372,389          | n/a         | \$ 1,092,385        | ?           | \$ 2,210,844         | \$ 110,542            | \$ 20,272          | \$62,514            | \$1,600,000           | \$ 417,516           |                       |
| 2028                           | \$ 217,452          | \$ 528,618          | \$ 372,389          | n/a         | \$ 1,092,385        | ?           | \$ 2,210,844         | \$ 110,542            |                    | \$53,583            |                       | \$ 2,046,719         |                       |
| 2029                           | \$ 217,452          | \$ 528,618          | \$ 372,389          | n/a         | \$ 1,092,385        | ?           | \$ 2,210,844         | \$ 110,542            |                    | \$53,583            |                       | \$ 2,046,719         |                       |
| 2030                           | \$ 217,452          | \$ 528,618          | \$ 372,389          | n/a         |                     | ?           | \$ 1,118,459         | \$ 55,923             |                    | \$53,583            |                       | \$ 1,008,953         |                       |
| 2031                           | \$ 217,452          | \$ 528,618          | \$ 372,389          | n/a         |                     | ?           | \$ 1,118,459         | \$ 55,923             |                    | \$53,583            |                       | \$ 1,008,953         |                       |
| 2032                           | \$ 217,452          | \$ 528,618          | \$ 372,389          | n/a         |                     | ?           | \$ 1,118,459         | \$ 55,923             |                    | \$53,583            |                       | \$ 1,008,953         |                       |
| 2033                           |                     | \$ 528,618          |                     | n/a         |                     | ?           | \$ 528,618           | \$ 26,431             |                    |                     |                       | \$ 502,187           |                       |
| 2034                           |                     | \$ 528,618          |                     | n/a         |                     | ?           | \$ 528,618           | \$ 26,431             |                    |                     |                       | \$ 502,187           |                       |
| 2035                           |                     | \$ 528,618          |                     | n/a         |                     | ?           | \$ 528,618           | \$ 26,431             |                    |                     |                       | \$ 502,187           |                       |
| 2036                           |                     | \$ 528,618          |                     | n/a         |                     | ?           | \$ 528,618           | \$ 26,431             |                    |                     |                       | \$ 502,187           |                       |
| 2037                           |                     | \$ 528,618          |                     | n/a         |                     | ?           | \$ 528,618           | \$ 26,431             |                    |                     |                       | \$ 502,187           |                       |
| 2038                           |                     | \$ 528,618          |                     | n/a         |                     | ?           | \$ 528,618           | \$ 26,431             |                    |                     |                       | \$ 502,187           |                       |
| 2039                           |                     | \$ 528,618          |                     | n/a         |                     | ?           | \$ 528,618           | \$ 26,431             |                    |                     |                       | \$ 502,187           |                       |
| 2040                           |                     | \$ 528,618          |                     | n/a         |                     | ?           | \$ 528,618           | \$ 26,431             |                    |                     |                       | \$ 502,187           |                       |
| 2041                           |                     |                     |                     | n/a         |                     |             | \$ -                 | \$ -                  |                    |                     |                       | \$ -                 |                       |
| 2042                           |                     |                     |                     | n/a         |                     |             | \$ -                 | \$ -                  |                    |                     |                       | \$ -                 |                       |
| 2043                           |                     |                     |                     | n/a         |                     |             | \$ -                 | \$ -                  |                    |                     |                       | \$ -                 |                       |
| 2044                           |                     |                     |                     | n/a         |                     |             | \$ -                 | \$ -                  |                    |                     |                       | \$ -                 |                       |
| 2045                           |                     |                     |                     | n/a         |                     |             | \$ -                 | \$ -                  |                    |                     |                       | \$ -                 |                       |
| 2046                           |                     |                     |                     | n/a         |                     |             | \$ -                 | \$ -                  |                    |                     |                       | \$ -                 |                       |
| 2047                           |                     |                     |                     | n/a         |                     |             | \$ -                 | \$ -                  |                    |                     |                       | \$ -                 |                       |
| 2048                           |                     |                     |                     | n/a         |                     |             | \$ -                 | \$ -                  |                    |                     |                       | \$ -                 |                       |
| 2049                           |                     |                     |                     | n/a         |                     |             | \$ -                 | \$ -                  |                    |                     |                       | \$ -                 |                       |
| 2050                           |                     |                     |                     | n/a         |                     |             | \$ -                 | \$ -                  |                    |                     |                       | \$ -                 |                       |
| 2051                           |                     |                     |                     | n/a         |                     |             | \$ -                 | \$ -                  |                    |                     |                       | \$ -                 |                       |
| <b>Total Projected Revenue</b> | <b>\$ 1,304,712</b> | <b>\$ 7,400,652</b> | <b>\$ 2,234,334</b> | <b>\$ -</b> | <b>\$ 3,277,155</b> | <b>\$ -</b> | <b>\$ 14,216,853</b> | <b>\$ 710,843</b>     |                    |                     |                       | <b>\$ 13,506,010</b> |                       |
| <b>Current Fund Balance</b>    | <b>\$ 1,098,644</b> | <b>\$ 1,000,000</b> | <b>\$ 2,371,481</b> | <b>\$ -</b> | <b>\$ -</b>         | <b>\$ -</b> | <b>\$ 4,470,125</b>  |                       |                    |                     |                       |                      |                       |

## LEGAL ANALYSIS

Question 1: Can project area funds be used to purchase real property OUTSIDE the project area?

Answer 1: Yes. Utah Code Section 17C-1-202(1) allows the RDA to acquire and own real property. And Utah Code Section 17C-1-202(3) allows that property to be outside a project area ONLY IF the RDA Board determines the property will benefit a project area. I suggest an RDA resolution that identifies the outside property, identifies the project area(s) that will receive the benefits, and includes an articulation of those benefits.

Question 2: State law allows one project area to borrow funds from another project area, but does state law dictate the terms of such loans?

Answer 2: No. Utah Code Section 17C-1-409(d) allows loans from one project area to another. There are only three conditions: (1) the RDA Board must approve the loan; (2) the City Council must approve the loan; and (3) projections must be sufficient to repay the loans. There are no statutory minimum terms (such as loan length, interest rate, payment frequency).

Question 3: If project area funds remain after a project area is dissolved, what happens to those funds?

Answer 3: Until this year, the RDA was allowed to hold excess funds for up to five years. Funds remaining at the end of the five years then had to be transferred to one of several statutorily identified housing shortage solutions (the Olene Walker Fund for instance). But 2026's Senate Bill 228 changed that. NOW, funds remaining at the end of the "dormancy period" must be returned to the taxing entities that contributed those funds, on a proportionate basis. The dormancy period generally ends six months after the end of the funds collection period, but it can be extended for up to two additional years.

# Redevelopment Agency of Syracuse City

2025 Annual Report



ZIONS PUBLIC FINANCE, INC.

June 2025

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## Chapter 1 – Background and Overview

This report is prepared for the Redevelopment Agency of Syracuse City (Agency) in accordance with the requirements of Utah Code Section 17C-1-603, which requires that an Agency submit project area data to a public database maintained by the Governor’s Office of Economic Opportunity (GOEO) on or before June 30 of each year. Agencies are required to provide updated information on each of the project areas that are currently collecting funds.

There are four active project areas in Syracuse City.

- Syracuse Town Center (1700 South) RDA
- Syracuse 750 West RDA
- Syracuse SR-193 EDA
- Antelope Drive CDA

The Agency also has two project areas which have not yet triggered.

- Syracuse 2500 West CRA
- Syracuse WDC Gateway CRA

The Syracuse 2500 West CRA is anticipated to trigger by August 2025 and information on the project is included in this report. There is not yet a trigger date for the Syracuse WDC Gateway CRA.

The requirements for the report are listed specifically in the Utah Code 17C-1-603 as follows and must be addressed separately for each of the four active project areas whose project area funds collection period has not expired.

- (a) *An assessment of the **change in marginal value**, including:*
- (i) *The base year;*
  - (ii) *The base taxable value;*
  - (iii) *The prior year’s assessed value;*
  - (iv) *The estimated current assessed value;*
  - (v) *The percentage change in marginal value; and*
  - (vi) *A narrative description of the relative growth in assessed value;*
- (b) *The amount of **project area funds the agency received for each year of the project area funds collection period**, broken down by the applicable budget or funds analysis category including:*
- (i) *A comparison of the actual project area funds received for each year to the amount of project area funds forecasted for each year when the project area was created, if available;*
  - (ii)
    - (A) *The Agency’s historical receipts and expenditures of project area funds, including the tax year for which the Agency first received project area funds from the project area; or*
    - (B) *If the Agency has not yet received project area funds from the project area, the year in which the Agency expects each project area funds collection period to begin;*
  - (iii) *A list of each taxing entity that levies or imposes a tax within the project area and a description of the benefits that each taxing entity receives from the project area; and*
  - (iv) *The amount paid to other taxing entities under Section 17C-1-410, if applicable;*

- (c) A **description of current and anticipated project area development**, including:
- (i) A narrative of any significant project area development, including infrastructure development, site development, participation agreements, or vertical construction; and
  - (ii) Other details of development within the project area, including
    - (A) The total developed acreage;
    - (B) The total undeveloped acreage;
    - (C) The percentage of residential development; and
    - (D) The total number of housing units authorized, if applicable;
- (d) The **project area budget**, if applicable, or other project area funds analyses, with receipts and expenditures categorized by the type of receipt and expenditure related to the development performed or to be performed under the project area plan, including:
- (i) Each project area funds collection period;
    - (A) The start and end date of the project area funds collection period; and
    - (B) The number of years remaining in each project area funds collection period;
  - (ii) The total amount of project area funds the Agency is authorized to receive from the project area cumulatively and from each taxing entity, including;
    - (A) The total dollar amount; and
    - (B) The percentage of the total amount of project area funds generated within the project area;
  - (iii) The remaining amount of project area funds the Agency is authorized to receive from the project area cumulatively and from each taxing entity; and
  - (iv) The amount of project area funds the agency is authorized to use to pay for the agency's administrative costs, as described in Subsection 17B-1-409(1), including:
    - (A) The total dollar amount; and
    - (B) The percentage of the total amount of all project area funds;
- (e) The estimated **amount of project area funds** that the Agency is authorized to receive from the project area for the **current calendar year**;
- (f) The estimated **amount of project area funds** to be paid to the Agency for the **next calendar year**;
- (g) A **map** of the project area;
- (h) A description of how the goals, policies, and purposes of the project area plan have been furthered during the preceding year; and
- (i) Any other relevant information the Agency elects to provide.

The information provided in this report is for informational purposes only and does not alter the amount of project area funds that an Agency is authorized to receive from a project area.

This report, with separate database filing, meets all legal requirements and is organized as follows:

|            |                                       |
|------------|---------------------------------------|
| Chapter 1: | Background and Overview               |
| Chapter 2: | Syracuse Town Center (1700 South) RDA |
| Chapter 3: | Syracuse 750 West RDA                 |
| Chapter 4: | Syracuse SR-193 EDA                   |



Chapter 5: Antelope Drive CDA  
Chapter 6: Syracuse 2500 West CRA  
Chapter 7: Syracuse WDC Gateway CRA  
Appendix A: Multi-Year Budgets

## Chapter 2 – Syracuse Town Center (1700 South) RDA

### Background Information

The Syracuse Town Center (1700 South) RDA was created in 1992 and increment was triggered in 2007. Increment is to be collected for a 25-year time period, thus expiring in 2031.

The general boundaries of the Project Area are 1900 West on the east, 2500 West on the west, 1500 South on the north to approximately 1900 South on the south.

**TABLE 2.1: PROJECT AREA DESCRIPTION**

| Project Area Data                       |          |
|-----------------------------------------|----------|
| Year Established                        | 1992     |
| Initial Year of Tax Increment           | 2007     |
| Time Frame for Tax Increment Collection | 25 years |
| Last Year of Tax Increment              | 2031     |

The Project Area was originally created to reduce or eliminate blight, prevent further deterioration within the Project Area, facilitate new development of types and quality desired by the community, encourage the existing businesses to renovate and beautify properties, and to take any other steps necessary to promote or further the aim of improving the Project Area.

### A. Changes in Marginal Value (Utah Code 17C-1-603(3)(a))

The base year value, as reflected by the Davis County Auditor’s Office, is \$671,464.

**TABLE 2.2: TAXABLE AND MARGINAL VALUES**

| Utah Code 17C-1-603(3)(a) Requirement |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Values       |
|---------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| (i)                                   | Base Year                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 1992         |
| (ii)                                  | Base Taxable Value                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | \$671,464    |
| (iii)                                 | Prior Year (2023) Assessed Value                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | \$24,351,813 |
|                                       | Prior Year (2024) Assessed Value                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | \$26,873,316 |
| (iv)                                  | Estimated Current Year (2025) Assessed Value                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | \$30,128,773 |
| (v)                                   | Prior Year (2023) Marginal Value                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | \$23,680,349 |
|                                       | Prior Year (2024) Marginal Value                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | \$26,201,852 |
|                                       | % Change in Marginal Value (2023 to 2024)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 10.65%       |
| (vi)                                  | The total taxable value in the project area has grown from \$671,464 at the inception of the area, to \$26,873,316 - an increase of 3,902.20 percent. The 2023 assessed value of the project area was \$24,351,813. The 2024 assessed value was \$26,873,316 - an increase of 10.65 percent over the one-year time period. In comparison, the 2023 taxable value of Syracuse City was \$3,207,841,555 <sup>1</sup> . The taxable value of Syracuse City was \$3,526,175,944 representing an increase of 9.92 percent over the one-year period. |              |

### B. Amount of Project Area Funds Received by Agency (Utah Code 17C-1-603(3)(b))

In 2024, the Syracuse Town Center RDA generated \$193,478 in tax increment funds. The original estimate of tax increment to be generated in 2024 was \$171,759.

<sup>1</sup> <https://propertytax.utah.gov/rates/final-values/>

The Agency’s historical receipts of project area funds for which data could be obtained are shown below. Original projections for the Project Area are not available.

**TABLE 2.3: PROJECT AREA FUNDS RECEIVED**

| <b>Year</b> | <b>Amount Received</b> |
|-------------|------------------------|
| 2024        | \$ 193,478             |
| 2023        | \$178,520              |
| 2022        | \$162,822              |
| 2021        | \$174,290              |
| 2020        | \$191,722              |
| 2019        | \$216,539              |
| 2018        | \$185,516              |
| 2017        | \$181,113              |
| 2016        | \$208,810              |
| 2015        | \$203,565              |
| 2014        | \$248,737              |
| 2013        | \$260,596              |

Benefits received by each taxing entity are summarized as follows:

**TABLE 2.4: BENEFITS TO TAXING ENTITIES**

| <b>Taxing Entity</b>                          | <b>Benefits</b>                                                                 |
|-----------------------------------------------|---------------------------------------------------------------------------------|
| Davis County                                  | Incremental revenues to taxing entities; development of destination attractions |
| Davis School District                         | Incremental revenues to taxing entities; development of destination attractions |
| Syracuse City                                 | Incremental revenues to taxing entities; development of destination attractions |
| Weber Water Basin                             | Incremental revenues to taxing entities; development of destination attractions |
| Davis Mosquito Abatement                      | Incremental revenues to taxing entities; development of destination attractions |
| North Davis Sewer                             | Incremental revenues to taxing entities; development of destination attractions |
| Davis County Library                          | Incremental revenues to taxing entities; development of destination attractions |
| Animal Welfare Services District <sup>2</sup> | Incremental revenues to taxing entities; development of destination attractions |

<sup>2</sup> The Animal Welfare Services District is newly participating in the project area. Tax increment receipts from 2024 included this area and the district will contribute tax increment moving forward.

**C. Description of Current and Anticipated Project Area Development (Utah Code 17C-1-603(3)(c))**

The Redevelopment Agency has helped fund the installation of infrastructure to the area for business improvement. It has also worked closely with the Syracuse Family Fun Center (“Developer”), a limited liability company to make improvements to its facility, to help increase the overall economic health of the center and surrounding businesses. The Agency continues to pursue other opportunities to renovate older properties in the Project Area.

Additionally, the Agency continues to look for ways to make improvements to the area and bring new development. Walmart recently built a gas station in the Project Area boundary. The Agency is also looking at helping make improvements to the parking within its boundaries to help facilitate business development.

Previously, the Agency agreed to rebate to the Developer no more than \$485,528 of the property taxes received by the Agency from property taxes received in the tax increment collection area. Although the payments have been made in full, the breakdown of payments by the Agency to the Developer are set forth in the Agreement as follows:

**TABLE 2.5: PAYMENTS TO DEVELOPER**

| Tax Year | Year of Payment | Rebate to Developer |
|----------|-----------------|---------------------|
| 2017     | 2018            | \$128,607           |
| 2018     | 2019            | \$123,189           |
| 2019     | 2020            | \$82,005            |
| 2020     | 2021            | \$78,573            |
| 2021     | 2022            | \$73,154            |

To be eligible to receive the above payments, the Developer must have completed construction of the improvements noted above.

There are approximately 22.74 developed acres, 4.97 undeveloped acres, and 12.00 road acres within the Project Area. Approximately 2.5 percent of the Project Area is developed as residential. No specific number of housing units has been authorized in the Project Area.

**D. Project Area Budget (Utah Code 17C-1-603(3)(d))**

A project area budget for the Town Center is included at the end of this section.

The collection period commenced in 2007 and extends through 2031 for a total period of 25 years. Therefore, there are 7 years remaining for collection of tax increment funds.

The Agency is authorized to receive the following percentages from each taxing entity. There is no cap on project area funds to be received; rather, the cap is a percentage amount as shown below for the years shown below.

**TABLE 2.6: DISTRIBUTION TO TAXING ENTITIES AND AGENCY**

| Timeframe | % to Taxing Entities | % to Agency |
|-----------|----------------------|-------------|
| 2013-2016 | 20%                  | 80%         |

| Timeframe | % to Taxing Entities | % to Agency |
|-----------|----------------------|-------------|
| 2017-2021 | 25%                  | 75%         |
| 2022-2026 | 30%                  | 70%         |
| 2027-2031 | 40%                  | 60%         |

The Agency is authorized to allocate five percent of all revenues received as administrative costs. There is no dollar cap on the administrative costs to be received. Rather, the cap amount is five percent per year of all funds received by the Agency.

### E. Tax Increment Receipts for Current Year (Utah Code 17C-1-603(3)(e))

The following table shows the tax increment that was received by the Agency in 2025 for tax receipts in 2024.

TABLE 2.7: TAX INCREMENT RECEIPTS FOR 2025

| Incremental Tax Revenues to Agency | Actual 2025 Receipts |
|------------------------------------|----------------------|
| Davis County                       | \$20,554             |
| Davis School District              | \$120,110            |
| Syracuse City                      | \$32,619             |
| Weber Water Basin                  | \$3,768              |
| Davis Mosquito Abatement           | \$1,855              |
| North Davis Sewer                  | \$8,877              |
| Davis County Library               | \$4,439              |
| Animal Welfare Services District   | \$1,254              |
| <b>TOTAL</b>                       | <b>\$193,478</b>     |

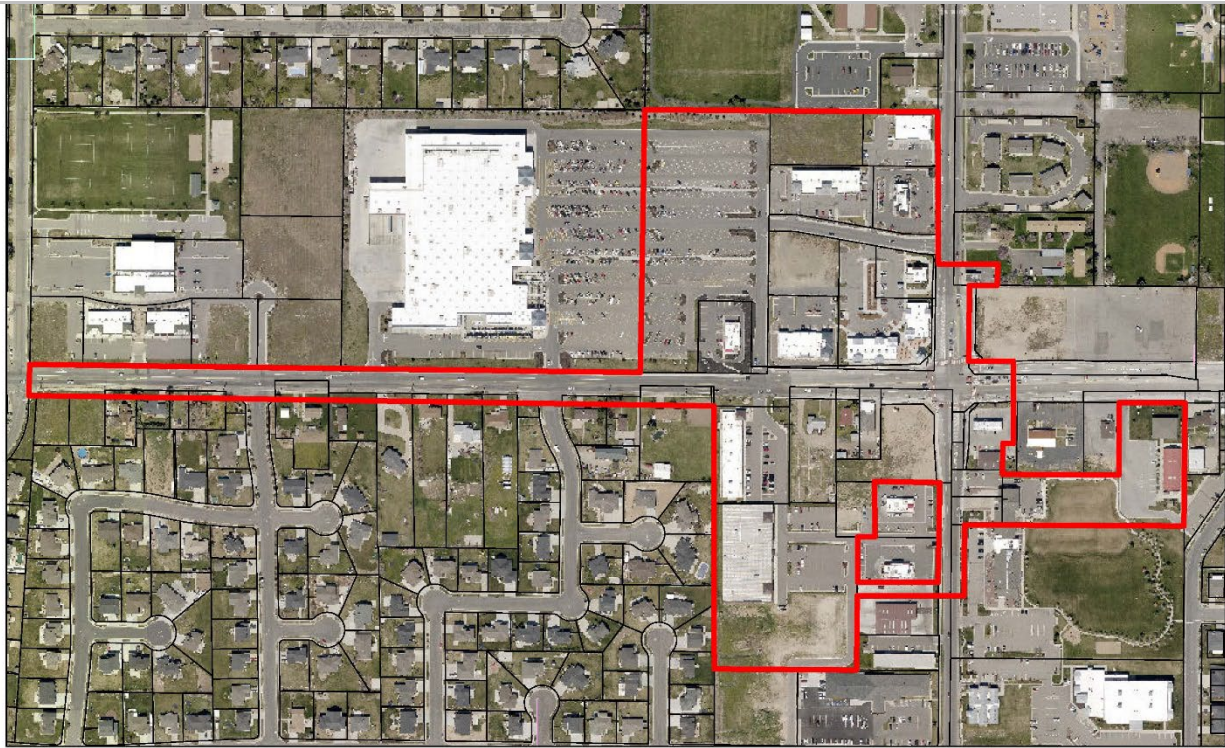
### F. Projected Tax Increment Receipts for Next Calendar Year (Utah Code 17C-1-603(3)(f))

The following tax increment projections are for informational purposes only and are not meant to limit in any way the actual amount of tax increment to be received by the Agency.

TABLE 2.8: PROJECTED TAX INCREMENT RECEIPTS FOR 2026

| Incremental Tax Revenues to Agency | Projected 2026 Receipts |
|------------------------------------|-------------------------|
| Davis County                       | \$23,079                |
| Davis School District              | \$135,001               |
| Syracuse City                      | \$36,650                |
| Weber Water Basin                  | \$4,247                 |
| Davis Mosquito Abatement           | \$2,085                 |
| North Davis Sewer                  | \$9,973                 |
| Davis County Library               | \$4,989                 |
| Animal Welfare Services District   | \$1,428                 |
| <b>TOTAL</b>                       | <b>\$217,452</b>        |

### G. Map of Project Area (Utah Code 17C-1-603(3)(g))



### H. Description of Goals, Policies, and Purposes of the Plan (Utah Code 17C-1-603(3)(h))

The Agency continues to pursue other opportunities to renovate older properties in the Project Area. The significant growth in the project area is indicative of successful application of the project area goals as tax revenues have increased dramatically and the project area serves as a major entertainment destination.

## Chapter 3 – Syracuse City 750 West RDA

### Background Information

The Syracuse 750 West Redevelopment Project Area was initially created in 2003 and triggered increment in 2007, runs for a 25-year period, and expires in 2031.

The general boundaries of the Project Area are 1500 South on the north, 1900 South on the south, 1075 West on the west, and 600 West on the east.

TABLE 3.1: PROJECT AREA DESCRIPTION

| Project Area Data                       |          |
|-----------------------------------------|----------|
| Year Established                        | 2003     |
| Initial Year of Tax Increment           | 2007     |
| Time Frame for Tax Increment Collection | 25 years |
| Last Year of Tax Increment              | 2031     |

The Project Area was originally created to encourage and assist redevelopment for a public or private employer to create additional jobs within the State and City. Other goals included the removal of impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels necessary for redevelopment and the elimination of irregular lot subdivision, environmental deficiencies, improper drainage, overcrowding or underutilization of real property. Objectives also included greater economic diversification that would strengthen the property and income tax base, as well as the provision of utilities, streets, curbs, sidewalks, parking areas, landscape areas and other infrastructure improvements necessary to promote economic development.

### A. Changes in Marginal Value (*Utah Code 17C-1-603(3)(a)*)

The base year value, as reflected by the Davis County Auditor’s Office, is \$10,093,310.

TABLE 3.2: TAXABLE AND MARGINAL VALUES

| Utah Code 17C-1-603(3)(a) Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Values       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| (i) Base Year                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 2007         |
| (ii) Base Taxable Value                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | \$10,093,310 |
| (iii) Prior Year (2023) Assessed Value                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | \$43,617,123 |
| Prior Year (2024) Assessed Value                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | \$53,591,887 |
| (iv) Estimated Current Year (2025) Assessed Value                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | \$60,496,723 |
| (v) Prior Year (2023) Marginal Value                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | \$33,523,813 |
| Prior Year (2024) Marginal Value                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | \$43,498,577 |
| % Change in Marginal Value (2023 to 2024)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 29.75%       |
| (vi) The total taxable value in the project area has grown from \$10,093,310 at the inception of the area, to \$53,591,887 - an increase of 332.14 percent. The 2023 assessed value of the project area was \$43,617,123. The 2024 assessed value was \$53,591,887 - an increase of 29.75 percent over the one-year time period. In comparison, the 2023 taxable value of Syracuse City was \$3,207,841,555 <sup>3</sup> . The taxable value of Syracuse City was \$3,526,175,944 representing an increase of 9.92 percent over the one-year period. |              |

<sup>3</sup> <https://propertytax.utah.gov/rates/final-values/>

**B. Amount of Project Area Funds Received by Agency (Utah Code 17C-1-603(3)(b))**

In 2024, the 750 West Project Area generated \$321,540 in tax increment funds. The original estimate of tax increment to be generated in 2024 was \$244,133.

The original Project Area Plan, with the original projections for this project area, is not available. The Agency’s historical receipts of project area funds for which data could be obtained are shown below.

**TABLE 3.3: PROJECT AREA FUNDS RECEIVED**

| <b>Year</b> | <b>Amount Received</b> |
|-------------|------------------------|
| 2024        | \$321,540              |
| 2023        | \$251,730              |
| 2022        | \$206,475              |
| 2021        | \$206,406              |
| 2020        | \$200,397              |
| 2019        | \$209,974              |
| 2018        | \$192,402              |
| 2017        | \$96,291               |
| 2016        | \$100,430              |
| 2015        | \$74,642               |
| 2014        | \$67,375               |
| 2013        | \$71,564               |

Benefits received by each taxing entity are summarized as follows:

**TABLE 3.4 SUMMARY OF BENEFITS**

| <b>Taxing Entity</b>             | <b>Benefits</b>                                                        |
|----------------------------------|------------------------------------------------------------------------|
| Davis County                     | Incremental tax revenues to taxing entities; increased property values |
| Davis School District            | Incremental tax revenues to taxing entities; increased property values |
| Syracuse City                    | Incremental tax revenues to taxing entities; increased property values |
| Weber Water Basin                | Incremental tax revenues to taxing entities; increased property values |
| Davis Mosquito Abatement         | Incremental tax revenues to taxing entities; increased property values |
| North Davis Sewer                | Incremental tax revenues to taxing entities; increased property values |
| Davis County Library             | Incremental tax revenues to taxing entities; increased property values |
| Animal Welfare Services District | Incremental tax revenues to taxing entities; increased property values |

**C. Description of Current and Anticipated Project Area Development (Utah Code 17C-1-603(3)(c))**

The Agency continues to pursue other opportunities to renovate and develop properties in the Project Area. Jack in the Box as well as additional flex buildings have been built within the project area in the last year. The project area has exceeded the growth rate in the rest of the City and demonstrates successful application of project area goals.

This area has approximately 59.13 developed acres, 6.51 undeveloped acres, and 4.40 road acres. Approximately 16.97 percent of the area is residential development. There is no set number of approved housing units for the Project Area.

**D. Project Area Budget (Utah Code 17C-1-603(3)(d))**

A project area budget is included at the end of this section.

The collection period for the project area funds commenced in 2007 and extends through 2031. Therefore, there are 7 years remaining for collection of tax increment funds.

The Agency is authorized to receive the following percentages from each taxing entity. There is no cap on project area funds to be received; rather, the cap is a percentage amount as shown below for the years shown below.

**TABLE 3.5: TAX INCREMENT DISTRIBUTION SCHEDULE**

| <b>Timeframe</b> | <b>% to Taxing Entities</b> | <b>% to Agency</b> |
|------------------|-----------------------------|--------------------|
| 2013-2016        | 20%                         | 80%                |
| 2017-2021        | 25%                         | 75%                |
| 2022-2026        | 30%                         | 70%                |
| 2027-2031        | 40%                         | 60%                |

The remaining amount of funds that the Agency is authorized to receive is based on the percentages of total increment shown in the preceding table.

The Agency is authorized to allocate five percent of all revenues received as administrative costs. There is no dollar cap on the administrative costs to be received. Rather, the cap amount is five percent per year of all funds received by the Agency.

**E. Tax Increment Receipts for Current Year (Utah Code 17C-1-603(3)(e))**

The following table shows the tax increment that was received by the Agency in 2025 for tax receipts in 2024.

**TABLE 3.6: TAX INCREMENT RECEIPTS FOR 2025**

| <b>Incremental Tax Revenues to Agency</b> | <b>Actual 2025 Receipts</b> |
|-------------------------------------------|-----------------------------|
| Davis County                              | \$34,276                    |
| Davis School District                     | \$199,567                   |
| Syracuse City                             | \$54,267                    |
| Weber Water Basin                         | \$6,201                     |
| Davis Mosquito Abatement                  | \$3,085                     |

| <b>Incremental Tax Revenues to Agency</b> | <b>Actual 2025 Receipts</b> |
|-------------------------------------------|-----------------------------|
| North Davis Sewer                         | \$14,772                    |
| Davis County Library                      | \$7,382                     |
| Animal Welfare Services District          | \$1,990                     |
| <b>TOTAL</b>                              | <b>\$321,540</b>            |

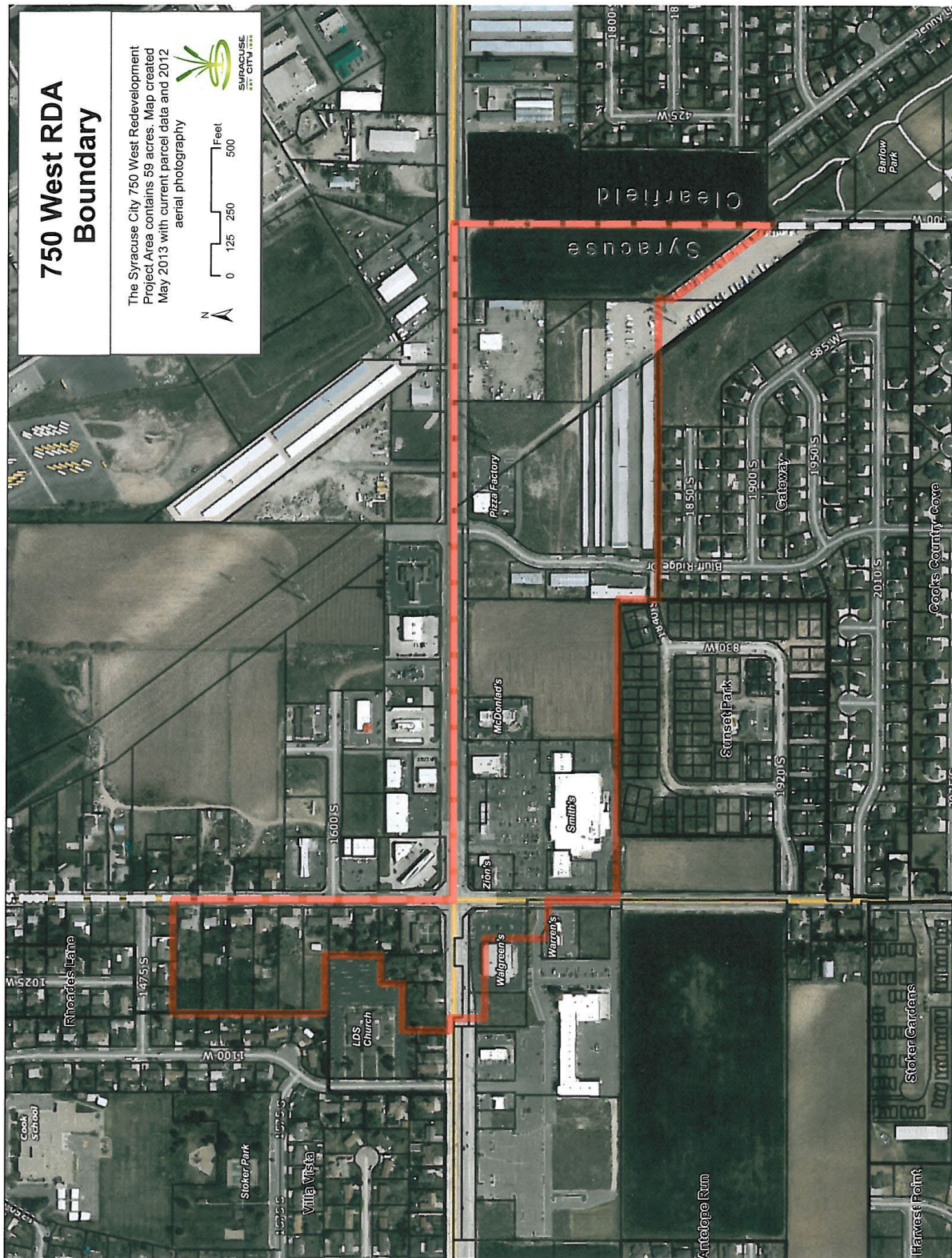
**F. Projected Tax Increment Receipts for Next Calendar Year (Utah Code 17C-1-603(3)(f))**

The following tax increment projections are for informational purposes only and are not meant to limit in any way the actual amount of tax increment to be received by the Agency.

**TABLE 3.7: PROJECTED TAX INCREMENT RECEIPTS FOR 2026**

| <b>Incremental Tax Revenues to Agency</b> | <b>Projected 2026 Receipts</b> |
|-------------------------------------------|--------------------------------|
| Davis County                              | \$39,631                       |
| Davis School District                     | \$231,151                      |
| Syracuse City                             | \$62,817                       |
| Weber Water Basin                         | \$7,216                        |
| Davis Mosquito Abatement                  | \$3,572                        |
| North Davis Sewer                         | \$17,098                       |
| Davis County Library                      | \$8,547                        |
| Animal Welfare Services District          | \$2,357                        |
| <b>TOTAL</b>                              | <b>\$372,389</b>               |

### G. Map of Project Area (Utah Code 17C-1-603(3)(g))



#### **H. Description of Goals, Policies, and Purposes of the Plan (Utah Code 17C-1-603(3)(h))**

The significant growth in the project area is indicative of successful application of the project area goals as tax revenues have increased dramatically and the project area serves as an important employment center in the City.

## Chapter 4 – SR-193 Economic Development Area

### Background Information

The SR-193 Economic Development Project Area was created in 2012 and increment triggered in 2014.

The general boundaries of the Project Area are west of 1000 West, north of 700 South, south of 200 South and east of approximately 1700 West.

TABLE 4.1: PROJECT AREA DESCRIPTION

| Project Area Data                       |          |
|-----------------------------------------|----------|
| Year Established                        | 2012     |
| Initial Year of Tax Increment           | 2014     |
| Time Frame for Tax Increment Collection | 15 years |
| Last Year of Tax Increment              | 2028     |

The Project Area was created to facilitate economic development and create jobs in a premium quality business park that has excellent roadway access and rail access.

### A. Changes in Marginal Value (*Utah Code 17C-1-603(3)(a)*)

The base year assessed value is \$0. Tax increment collection began in 2014.

TABLE 4.2: TAXABLE AND MARGINAL VALUES

| Utah Code 17C-1-603(3)(a) Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Values        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| (i) Base Year                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 2012          |
| (ii) Base Taxable Value                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | \$0           |
| (iii) Prior Year (2023) Assessed Value                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | \$98,050,933  |
| Prior Year (2024) Assessed Value                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | \$136,709,904 |
| (iv) Estimated Current Year (2025) Assessed Value                                                                                                                                                                                                                                                                                                                                                                                                                                                              | \$138,509,604 |
| (v) Prior Year (2023) Marginal Value                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | \$98,050,933  |
| Prior Year (2024) Marginal Value                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | \$136,709,904 |
| % Change in Marginal Value (2023 to 2024)                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 39.43%        |
| (vi) The total taxable value in the project area has grown from \$0 at the inception of the area, to \$136,709,904 . The 2023 assessed value of the project area was \$98,050,933. The 2024 assessed value was \$136,709,904 - an increase of 39.43 percent over the one-year time period. In comparison, the 2023 taxable value of Syracuse City was \$3,207,841,555 <sup>4</sup> . The taxable value of Syracuse City was \$3,526,175,944 representing an increase of 9.92 percent over the one-year period. |               |

### B. Amount of Project Area Funds Received by Agency (*Utah Code 17C-1-603(3)(b)*)

In 2024, the SR193 EDA generated \$1,078,247 in incremental tax revenues for the Agency. The original estimate of tax increment to be generated in 2024 was \$806,873.

The Agency’s historical receipts of project area funds for which data could be obtained are shown on Table 4.3.

<sup>4</sup> <https://propertytax.utah.gov/rates/final-values/>

**TABLE 4.3: PROJECT AREA FUNDS RECEIVED**

| <b>Year</b> | <b>Amount Received</b> |
|-------------|------------------------|
| 2024        | \$1,078,247            |
| 2023        | \$783,372              |
| 2022        | \$636,582              |
| 2021        | \$677,872              |
| 2020        | \$489,394              |
| 2019        | \$433,936              |
| 2018        | \$377,919              |
| 2017        | \$335,296              |
| 2016        | \$272,507              |
| 2015        | \$170,711              |
| 2014        | \$34,508               |

Benefits received by each taxing entity are as follows:

**TABLE 4.4: SUMMARY OF BENEFITS**

| <b>Taxing Entity</b>             | <b>Benefits</b>                                                        |
|----------------------------------|------------------------------------------------------------------------|
| Davis County                     | Incremental tax revenues to taxing entities; increased property values |
| Davis School District            | Incremental tax revenues to taxing entities; increased property values |
| Syracuse City                    | Incremental tax revenues to taxing entities; increased property values |
| Weber Water Basin                | Incremental tax revenues to taxing entities; increased property values |
| Davis Mosquito Abatement         | Incremental tax revenues to taxing entities; increased property values |
| North Davis Sewer                | Incremental tax revenues to taxing entities; increased property values |
| Davis County Library             | Incremental tax revenues to taxing entities; increased property values |
| Animal Welfare Services District | Incremental tax revenues to taxing entities; increased property values |

**C. Description of Current and Anticipated Project Area Development (*Utah Code 17C-1-603(3)(c)*)**

Bear River Storage and several flex buildings have recently been constructed in the area. Also, Choice Foods recently completed a new industrial building just south of the 7-11 on the corner, which opened in summer 2019. Pacific Steel has just begun construction on its expansion with an additional building being constructed.

US Cold Storage completed construction on its phase II expansion in December 2020.

The Agency has enacted a post-performance incentive plan for businesses that pay higher median wages in the project area. This incentive (TIP) plan includes a rebate of lease amounts per square foot that are dependent on the jobs created and wages paid.

Tenants may qualify for TIP funding only if they: (1) enter into a lease of at least five (5) years in length, (2) generate new jobs at the Business Park that work on a full-time basis within the leased space, and (3) have occupied the lease space with employees. The amount of TIP funding available is based upon the following three categories:

- A. A tenant that generates at least one new, full-time job who is employed full-time at the leased premises may receive reimbursement of up to \$0.10 per square foot of leased space for each month of lease actually paid.
- B. A tenant that generates and maintains throughout the reimbursement period at least ten (10) full-time jobs who are employed full-time at the leased premises, may receive the amount identified in Subsection 2.3(A), plus an additional \$0.02 per square foot of leased space for each month of lease actually paid, for a total of up to \$0.12 per square foot.
- C. A tenant that generates and maintains throughout the reimbursement period at least ten (10) full-time jobs who are employed full-time at the leased premises, with an average gross salary of at least \$50,000 per year among all of the employees who are employed at the leased premises, may receive the amount identified in Subsection 2.3(A), plus an additional \$0.05 per square foot of leased space, for a total of \$0.15 per square foot.

The project area has 103.81 developed acres, 30.32 undeveloped acres, and 16.80 road acres.<sup>5</sup> However, only the easternmost portion of 73.85 acres is included in the tax increment collection area. Of the 73.85 acres, 63.61 acres are developed, 4.64 acres are undeveloped, and 5.70 acres are roads. Approximately 41.35 percent of the total Project Area is residential development.

**D. Project Area Budget (Utah Code 17C-1-603(3)(d))**

A project area budget for the SR-193 EDA is included at the end of this section.

The collection period for the project area funds commenced in 2014 and extends through 2028 – a period of 15 years. There are, therefore, 4 years remaining for the collection of tax increment. The Agency is authorized to receive 80 percent of the incremental property taxes for a period of 15 years. The project area will end with the first of either 15 years or \$9,052,944 in tax increment revenues (after administrative costs of five percent are taken each year) paid to the Agency as outlined in the Project Area Plan and Budget.

Total tax increment funds received to date, after administrative expenses, are as follows:

**TABLE 4.5: TOTAL INCREMENT FUNDS TO DATE (AFTER ADMINISTRATIVE COSTS)**

| <b>Year</b> | <b>Amount Received by Agency (after Administrative Funds)</b> |
|-------------|---------------------------------------------------------------|
| 2014        | \$32,783                                                      |
| 2015        | \$162,175                                                     |
| 2016        | \$258,882                                                     |
| 2017        | \$318,532                                                     |

<sup>5</sup> Parcel boundaries are adjusted from year to year and can result in changes to developed totals as large parcels which have been classified as developed are split and undeveloped land within the old boundaries are recategorized.

| Year                    | Amount Received by Agency (after Administrative Funds) |
|-------------------------|--------------------------------------------------------|
| 2018                    | \$359,023                                              |
| 2019                    | \$412,240                                              |
| 2020                    | \$464,924                                              |
| 2021                    | \$643,979                                              |
| 2022                    | \$604,753                                              |
| 2023                    | \$744,203                                              |
| 2024                    | \$1,024,337                                            |
| <b>TOTAL</b>            | <b>\$5,025,831</b>                                     |
| <b>Cap Amount</b>       | <b>\$9,052,944</b>                                     |
| <b>Amount Remaining</b> | <b>\$4,027,113</b>                                     |

The Agency is authorized to allocate five percent of the funds received by the Agency as administrative costs for the period of time for which it is authorized to collect tax increment.

### E. Tax Increment Receipts for Current Year (Utah Code 17C-1-603(3)(e))

The following table shows the tax increment that was received by the Agency in 2025 for tax receipts in 2024.

TABLE 4.6: TAX INCREMENT RECEIPTS FOR 2025

| Incremental Tax Revenues to Agency | Actual 2025 Receipts |
|------------------------------------|----------------------|
| Davis County                       | \$115,052            |
| Davis School District              | \$669,184            |
| Syracuse City                      | \$182,032            |
| Weber Water Basin                  | \$20,736             |
| Davis Mosquito Abatement           | \$10,347             |
| North Davis Sewer                  | \$49,556             |
| Davis County Library               | \$24,758             |
| Animal Welfare Services District   | \$6,582              |
| <b>TOTAL</b>                       | <b>\$1,078,248</b>   |

### F. Projected Tax Increment Receipts for Next Calendar Year (Utah Code 17C-1-603(3)(f))

The projections below are estimates only and are not intended to limit in any way the actual funds received by the Agency.

TABLE 4.7: PROJECTED TAX INCREMENT RECEIPTS FOR 2026

| Incremental Tax Revenues to Agency | Projected 2026 Receipts |
|------------------------------------|-------------------------|
| Davis County                       | \$116,541               |
| Davis School District              | \$677,965               |
| Syracuse City                      | \$184,409               |
| Weber Water Basin                  | \$21,019                |
| Davis Mosquito Abatement           | \$10,483                |

| Incremental Tax Revenues to Agency | Projected 2026 Receipts |
|------------------------------------|-------------------------|
| North Davis Sewer                  | \$50,202                |
| Davis County Library               | \$25,082                |
| Animal Welfare Services District   | \$6,685                 |
| <b>TOTAL</b>                       | <b>\$1,092,385</b>      |

**G. Map of Project Area (Utah Code 17C-1-603(3)(g))**



**H. Description of Goals, Policies, and Purposes of the Plan (Utah Code 17C-1-603(3)(h))**

The significant growth in the project area is indicative of successful application of the project area goals as tax revenues have increased dramatically and the project area serves as a major employment center in the City.

## Chapter 5 – Antelope Drive CDA

### Background Information

The Syracuse Antelope Drive Community Development Area was created in 2016 and increment triggered in 2020.

The Project Area consists of approximately 66.7 acres<sup>6</sup> located along the south side of Antelope Drive between approximately 1000 West and Heritage Lane and the north side of Antelope Drive between Heritage Lane and 2000 West.

**TABLE 5.1: PROJECT AREA DESCRIPTION**

| Project Area Data                       |          |
|-----------------------------------------|----------|
| Year Established                        | 2016     |
| Initial Year of Tax Increment           | 2020     |
| Time Frame for Tax Increment Collection | 20 years |
| Last Year of Tax Increment              | 2039     |

The Project Area was created to encourage and promote retail, office, and mixed-use development along a very visible and prominent section of Antelope Drive.

### A. Changes in Marginal Value (*Utah Code 17C-1-603(3)(a)*)

The base year assessed value for the project area is the year 2015 taxable value of \$11,450,610.

**TABLE 5.2: TAXABLE AND MARGINAL VALUES**

| Utah Code 17C-1-603(3)(a) Requirement |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Value        |
|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| (i)                                   | Base Year                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 2015         |
| (ii)                                  | Base Taxable Value                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | \$11,450,610 |
| (iii)                                 | Prior Year (2023) Assessed Value                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | \$52,187,192 |
|                                       | Prior Year (2024) Assessed Value                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | \$91,445,359 |
| (iv)                                  | Estimated Current Year (2025) Assessed Value                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | \$94,130,550 |
| (v)                                   | Prior Year (2023) Marginal Value                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | \$40,736,582 |
|                                       | Prior Year (2024) Marginal Value                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | \$79,994,749 |
|                                       | % Change in Marginal Value (2023 to 2024)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 96.37%       |
| (vi)                                  | The total taxable value in the project area has grown from \$11,450,610 at the inception of the area, to \$91,445,359 - an increase of 698.61 percent. The 2023 assessed value of the project area was \$52,187,192. The 2024 assessed value was \$91,445,359 - an increase of 96.37 percent over the one-year time period. In comparison, the 2023 taxable value of Syracuse City was \$3,207,841,555 <sup>7</sup> . The taxable value of Syracuse City was \$3,526,175,944 representing an increase of 9.92 percent over the one-year period. |              |

### B. Amount of Project Area Funds Received by Agency (*Utah Code 17C-1-603(3)(b)*)

In 2024, the Antelope Drive CDA generated \$511,468 in incremental tax revenues for the Agency. The original estimate of tax increment to be generated in 2024 was \$276,937.

<sup>6</sup> The total parcel acreage in the area is 61.0 acres; however, the total acreage, including roads is 66.7 acres.

<sup>7</sup> <https://propertytax.utah.gov/rates/final-values/>

The Agency’s historical receipts of project area funds for which data could be obtained are as follows:

**TABLE 5.3: PROJECT AREA FUNDS RECEIVED**

| <b>Year</b> | <b>Amount Received</b> |
|-------------|------------------------|
| 2024        | \$511,468              |
| 2023        | \$266,679              |
| 2022        | \$85,570               |
| 2021        | \$80,932               |
| 2020        | \$57,535               |

Benefits received by each taxing entity are as follows:

**TABLE 5.4: SUMMARY OF BENEFITS**

| <b>Taxing Entity</b>             | <b>Benefits</b>                                                        |
|----------------------------------|------------------------------------------------------------------------|
| Davis County                     | Incremental tax revenues to taxing entities; increased property values |
| Davis School District            | Incremental tax revenues to taxing entities; increased property values |
| Syracuse City                    | Incremental tax revenues to taxing entities; increased property values |
| Weber Water Basin                | Incremental tax revenues to taxing entities; increased property values |
| Davis Mosquito Abatement         | Incremental tax revenues to taxing entities; increased property values |
| North Davis Sewer                | Incremental tax revenues to taxing entities; increased property values |
| Davis County Library             | Incremental tax revenues to taxing entities; increased property values |
| Animal Welfare Services District | Incremental tax revenues to taxing entities; increased property values |

**C. Description of Current and Anticipated Project Area Development (*Utah Code 17C-1-603(3)(c)*)**

The Agency anticipates increased housing densities in the project area, the development of office space and supporting retail space. The Agency also anticipates the redevelopment of older, decaying properties. Development of this area should add significantly to the property tax base of all taxing entities.

The Agency has entered into a contract with Shadow Point LLC to build a large new exercise facility. The facility is currently under construction and there will be a new 40,000 square foot gym and will include a lap pool, indoor basketball facility, saunas, spa, childcare facilities, and exercise equipment. The Agency will rebate 75% of all taxes paid each year based upon post-performance of the facility.

The Agency also entered into a contract with Elite Craft Homes LLC to build office buildings with its mixed-up development. The office buildings must include at least 49,000 square feet of office space. The Agency will rebate 75% of all taxes paid each year based upon post-performance of the office space.

This area has approximately 44.27 developed acres, 23.88 undeveloped acres, and 5.70 road acres. Approximately 31 percent of the project area is residential, with over 500 units currently constructed.

**D. Project Area Budget (Utah Code 17C-1-603(3)(d))**

A project area budget for the Antelope Drive CDA is included at the end of this section.

The Agency is authorized to receive 60 percent of incremental tax revenues from each taxing entity for a period of 20 years, except for Syracuse City which will contribute 90 percent for 20 years. The collection period for the project area funds commenced in 2020 and extends through 2039. Therefore, there are 15 years remaining for collection of tax increment funds. There is no cap on project area funds to be received; rather, the cap is 60 percent of incremental revenues for 20 years from all the taxing entities except for Syracuse City, which will contribute 90 percent for 20 years.

**E. Tax Increment Receipts for Current Year (Utah Code 17C-1-603(3)(e))**

The following table shows the tax increment that was received by the Agency in 2025 for tax receipts in 2024.

TABLE 5.5: TAX INCREMENT RECEIPTS FOR 2025

| Incremental Tax Revenues to Agency | Actual 2024 Receipts |
|------------------------------------|----------------------|
| Davis County                       | \$49,847             |
| Davis School District              | \$292,971            |
| Syracuse City                      | \$119,108            |
| Weber Water Basin                  | \$9,330              |
| Davis Mosquito Abatement           | \$4,519              |
| North Davis Sewer                  | \$21,601             |
| Davis County Library               | \$10,816             |
|                                    | \$3,276              |
| <b>TOTAL</b>                       | <b>\$511,468</b>     |

**F. Projected Tax Increment Receipts for Next Calendar Year (Utah Code 17C-1-603(3)(f))**

The projections below are estimates only and are not intended to limit in any way the actual funds received by the Agency.

TABLE 5.6: PROJECTED TAX INCREMENT RECEIPTS FOR 2026

| Incremental Tax Revenues to Agency | Projected 2026 Receipts |
|------------------------------------|-------------------------|
| Davis County                       | \$51,513                |
| Davis School District              | \$302,798               |
| Syracuse City                      | \$123,098               |
| Weber Water Basin                  | \$9,645                 |

| Incremental Tax Revenues to Agency | Projected 2026 Receipts |
|------------------------------------|-------------------------|
| Davis Mosquito Abatement           | \$4,671                 |
| North Davis Sewer                  | \$22,324                |
| Davis County Library               | \$11,178                |
| Animal Welfare Services            | \$3,391                 |
| <b>TOTAL</b>                       | <b>\$528,618</b>        |

**G. Map of Project Area (Utah Code 17C-1-603(3)(g))**



**H. Description of Goals, Policies, and Purposes of the Plan (Utah Code 17C-1-603(3)(h))**

The project area has seen tremendous growth in the past year. The significant growth in the project area is indicative of successful application of the project area goals, including increasing available housing units and increasing property values.

## Chapter 6 – Syracuse 2500 West CRA

### Background Information

The Syracuse 2500 West Community Reinvestment Area was created in 2023 but has not yet triggered. The project area is located along State Route 193 between 2000 West and 3000 West.

**TABLE 6.1: PROJECT AREA DESCRIPTION**

| <b>Project Area Data</b>                |             |
|-----------------------------------------|-------------|
| Year Established                        | 2023        |
| Initial Year of Tax Increment           | 2025 (est.) |
| Time Frame for Tax Increment Collection | 15 years    |
| Last Year of Tax Increment              | 2039 (est.) |

The Project Area has a total of 338 acres, with 268 considered developable. The base tax year for this project area will be 2015. The area has not yet triggered, and no trigger date has been set. According to the project area plan, this area “offers the opportunity to incentivize the operation and further development of an employment center comprised of industrial space that will attract private capital investment, contribute to the tax base, create jobs, and otherwise contribute to the economic vitality and prosperity of Syracuse, Utah.”<sup>8</sup>

Major project goals that are intended for this area include:

1. Establishment of new businesses and increased tax base
2. Public infrastructure improvements
3. Job creation
4. Provision of essential services

<sup>8</sup> Syracuse 2500 West CRA Project Area Plan, 2.

### Map of Project Area



## Chapter 7 – Syracuse WDC Gateway CRA

### Background Information

The Syracuse WDC Gateway Community Reinvestment Area was created in 2024 but has not yet triggered. The project area has good access to SR 127 (Antelope Drive) and SR 177 (West Davis Corridor) and is adjacent to Exit 13 on the West Davis Corridor.

TABLE 7.1: PROJECT AREA DESCRIPTION

| Project Area Data                       |             |
|-----------------------------------------|-------------|
| Year Established                        | 2024        |
| Initial Year of Tax Increment           | 2026 (est.) |
| Time Frame for Tax Increment Collection | 25 years    |
| Last Year of Tax Increment              | 2050 (est.) |

The Project Area has a total of 168.89 acres, spread across 18 parcels. The base tax year for this project area will be 2023, with a total value of \$505,358. The area has not yet triggered, and no trigger date has been set. According to the project area plan, this area will “facilitate and promote the development of a mixed-use development that includes commercial and residential uses and that will result in the creation of jobs in the Project Area. Further, the project will strengthen the tax base of the community, which will also serve to accomplish economic development objectives and create a well-planned employment center.”<sup>9</sup>

Major project goals that are intended for this area include:

1. Establishment of new businesses and increased tax base
2. Public infrastructure improvements
3. Job creation
4. Provision of essential services

<sup>9</sup> Syracuse WDC Gateway CRA Project Area Plan, 7.





## Appendix A: Project Area Multi-Year Budgets

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