



SYRACUSE CITY

Syracuse City Council Business Meeting

August 11, 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: 831 5840 5126

Streamed on Syracuse City [YouTube Channel](#)

1. Meeting called to order.
Invocation or thought.
Pledge of Allegiance.
Adopt agenda.
2. 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 August 11, 2026. Comments submitted by the deadline will be read for the record of the meeting.)*
3. Recognition: (5 min.)
 - a. Introduction of Miss Syracuse Royalty and administration of the Oath of Office.
4. Approval of minutes:
 - a. July 14, 2026 Regular City Council Business Meeting.
 - b. July 14, 2026 Special Redevelopment Agency Meeting.
 - c. June 28, 2026 City Council Work Session.
5. Consent agenda: (2 min.)
 - a. Proposed Resolution R626-32 authorizing the Syracuse City Fire Department to enter into a contract for the purchase of an ambulance and authorizing other such action as is necessary in connection therewith.
6. Public hearing: Proposed Ordinance 2026-18 vacating a municipal utility easement in Section 8, Township 4 North, Range 2 West, SLBM. (5 min.)
7. Proposed Ordinance 2026-19 amending Syracuse Municipal Code (SMC) Section 8.30 and 10.20.140 pertaining to final plat approval. (10 min.)
8. Proposed Ordinance 2026-20 amending Syracuse Municipal Code (SMC) Section 10.20.070 pertaining to zoning reversion. (10 min.)
9. Proposed Ordinance 2026-21 adopting Syracuse Municipal Code (SMC) Section 11.15.040 requiring protective headgear when operating e-bikes and e-scooters on public property. (10 min.)
10. 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 August 11, 2026. Comments submitted by the deadline will be read for the record of the meeting.)*
11. Mayor/Council announcements.
12. Adjourn.

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

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Syracuse City limits on this 6TH day of August, 2026 at Syracuse City Hall on the City Hall Notice Board and at <http://www.syracuseut.gov>. A copy was also provided to the Standard-Examiner on August 6, 2026.

CASSIE Z. BROWN, MMC
SYRACUSE CITY RECORDER



CITY COUNCIL AGENDA

August 11, 2026

Agenda Item #3a

Introduction of Miss Syracuse Royalty and
administration of the Oath of Office

Factual Summation

The 2026–2027 Miss Syracuse Scholarship Pageant royalty is:

- 👑 **Miss Syracuse: McKayla Redmond**
- 🥈 **1st Attendant: Brooklyn Bybee**
- 🥉 **2nd Attendant: Denali Dallin**
- ❤️ **Heart of Syracuse Award: Avarie McArthur**

Administrative Services Director/City Recorder Cassie Brown will administer the Oath of Office for Miss Syracuse royalty.



CITY COUNCIL AGENDA

August 11, 2026

Agenda Item #4

Approval of Minutes.

Factual Summation

- Please see the draft minutes of the following meeting(s):
 - a. July 14, 2026 City Council Business Meeting.
 - b. July 14, 2026 Special Redevelopment Agency (RDA) Business Meeting.
 - c. July 28, 2026 City Council Work Session Meeting.
 - d. July 28, 2026 Special City Council Business Meeting.
- Any question regarding this agenda item may be directed at Cassie Brown, City Recorder.

Minutes of the Syracuse City Council Regular Meeting July 14, 2026

Minutes of the Regular Meeting of the Syracuse City Council, held on July 14, 2026, at 6:00 p.m., in a hybrid in-person/electronic format via Zoom, meeting ID 863 9198 3025, in-person in the City Council Chambers at 1979 W. 1900 S., and streamed on the Syracuse City YouTube Channel in accordance with House Bill 5002, Open and Public Meetings Act Amendments, signed into law on June 25, 2020.

Present: Councilmembers: Andrea Brown
Brett Cragun
Abraham Pollard
Julie Robertson
Paul Watson

DRAFT

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

City Employees Present:

City Attorney Colin Winchester
Police Chief Alex Davis
Fire Chief Aaron Byington
Parks and Recreation Director Kresta Robinson
Public Works Director Robert Whiteley
Community and Economic Development Director Noah Steele
Deputy Fire Chief Jo Hamblin

1. Meeting Called to Order

Mayor Maughan called the meeting to order at 6:00 p.m. as a regular meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Councilmember. Councilmember Robertson provided an invocation. Councilmember Pollard led the audience in the Pledge of Allegiance.

COUNCILMEMBER ROBERTSON MOVED TO ADOPT THE AGENDA. COUNCILMEMBER WATSON SECONDED THE MOTION, ALL VOTED IN FAVOR.

2. Public comment

Pete Petroski, 3235 South Brookhill Lane addressed the Council regarding commercial truck activity at a park-and-ride lot near his residence. He expressed frustration with noise—including early-morning engine and brake activity—and stated that the lot was being used commercially, with trucks parked there regularly and drivers washing their vehicles on-site. He indicated he had been in contact with UDOT and UTA, both of whom he said agreed the commercial use was inappropriate, and he questioned why the issue had not been resolved sooner.

The Mayor clarified for the record that the city does not lease the property from UDOT, and that the matter is actively in process. City Manager Brody Bovero and City Attorney Colin Winchester noted that the matter was, in fact, on the evening's agenda as Item 10. The Mayor invited Mr. Petroski to remain for that discussion.

Administrative Services Director/City Recorder Brown read the into the record a written comment from Eric Wilson

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expressing appreciation for the Council's transparency and public engagement. Mr. Wilson voiced general support for the town center overlay standards and the city's walkable development vision, while encouraging flexibility to avoid discouraging investment. He also expressed support for the recruitment and retention policy revisions and urged continued transparency in any transactions involving public assets, including the proposed Paisley property purchase.

Ms. Brown also read a written comment from Eric Shaw raising two concerns about the 2000 West corridor between the Parkview Drive roundabout and Trailside Park. Mr. Shaw described persistent speeding, including by a non-Syracuse law enforcement vehicle, and noted the proximity of two schools and a new park. He stated that increased patrol presence had not produced lasting results and requested that the city implement traffic abatement measures such as additional roundabouts, center islands, permanent speed feedback signs, pavement modifications, or a reduced speed limit. He also requested enforcement of the city's existing 80-decibel vehicle noise ordinance.

3a. Recognition: Presentation of the Utah Supervisory Fire Officer
Designation to Captain Colt Cottrell.

Fire Chief Aaron Byington presented the Utah Supervisory Fire Officer Designation to Captain Colt Cottrell. Chief Byington noted that the designation is outlined by the International Association of Fire Chiefs and adopted by the Utah Commission on Fire Officer Designation, and that it requires hundreds of hours of combined training, education, and experience. The Chief expressed pride in the department's continued leadership in this program within Davis County.

3b. Recognition: Introduction of Miss Syracuse Royalty and administration
of the Oath of Office.

This item was skipped and noted for rescheduling.

4. Approval of minutes.

The following minutes were reviewed by the City Council: June 9, 2026 Regular City Council Business Meeting, June 9, 2026 Special Redevelopment Agency Meeting, June 9, 2026 Special Municipal Building Authority Meeting, June 23, 2026 City Council Work Session, and June 29, 2026 Special City Council Business Meeting.

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

5a. Common consent: Proposed Ordinance 2026-13 amending Section
8.10.170 of the Syracuse Municipal Code (SMC) pertaining to issuance of
a building permit.

A staff memo from the Community and Economic Development (CED) Department explained it has been the City's practice to require that natural gas lines and electrical power lines be installed prior to the issuance of building permits within a subdivision. However, that requirement is not included in current SMC 8.10.170, which lists several building permit prerequisites. The oversight was brought to the City's attention when a subdivision developer recently requested several residential building permits in a new subdivision in which natural gas lines and power lines had not yet been installed. It is recommended that SMC 8.10.170 be amended to conform to the City's practice. The memo concluded the goal of tonight's discussion is to approve, approve with conditions, deny, or table the recommendation from Planning Commission to amend the ordinance. The Planning Commission held a public hearing on July 7, 2026 and is forwarding a recommendation to approve this amendment.

Attachments COUNCILMEMBER BROWN MADE A MOTION TO ADOPT ORDINANCE 2026-13 AMENDING SECTION 8.10.170 OF THE SYRACUSE MUNICIPAL CODE (SMC) PERTAINING TO ISSUANCE OF A BUILDING PERMIT. COUNCILMEMBER CRAGUN SECONDED THE MOTION; ALL VOTED IN FAVOR.

5b. Common consent: Proposed Ordinance 2026-14 amending Sections
4.50.010, 4.50.022, and 10.92.040 of the Syracuse Municipal Code (SMC)
to adopt a Single-Stream Recycling Program for multi-family residential
communities.

An administrative staff memo explained In February 2025, the Council implemented single-stream curbside recycling for all residences serviced by the City's waste management contractor. The Council did not include multi-family residential communities at that time because the household waste from those residential units is collected and hauled away pursuant to private contracts. The proposed ordinance requires *existing and future* multi-family residential communities to implement a recycling program by January 1, 2027. The proposed ordinance also requires *future* multi-family residential communities to include recycling dumpsters within their site plans. The site plan provision (SMC 10.92.040(F)) was the subject of a public hearing before the Planning Commission on June 16, 2026. Following the public hearing, the Planning Commission voted to recommend the site plan provision to the City Council for approval. Included in the packet is a spreadsheet showing the *existing*

multi-family residential communities within the City, and the building types and numbers of residential units in each of those communities.

COUNCILMEMBER BROWN MADE A MOTION TO ADOPT ORDINANCE 2026-14 AMENDING SECTIONS 4.50.010, 4.50.022, AND 10.92.040 OF THE SYRACUSE MUNICIPAL CODE (SMC) TO ADOPT A SINGLE-STREAM RECYCLING PROGRAM FOR MULTI-FAMILY RESIDENTIAL COMMUNITIES. COUNCILMEMBER CRAGUN SECONDED THE MOTION; ALL VOTED IN FAVOR.

5c. Common consent: Authorize Administration to execute 2026 Interlocal Cooperation Agreement between Davis County Cities and Davis County (Davis Stormwater Coalition) for the UPDES General Permit.

A staff memo from the Public Works Director explained the interlocal agreement is updated every five years, which coincides with each new UPDES permit term. It allows the cities to work together as Davis County Storm Water Coalition to share resources in the effort to prevent pollution in the storm water. This agreement is required to implement the control measures of the storm water management program.

COUNCILMEMBER BROWN MADE A MOTION TO AUTHORIZE ADMINISTRATION TO EXECUTE 2026 INTERLOCAL COOPERATION AGREEMENT BETWEEN DAVIS COUNTY CITIES AND DAVIS COUNTY (DAVIS STORMWATER COALITION) FOR THE UPDES GENERAL PERMIT. COUNCILMEMBER CRAGUN SECONDED THE MOTION; ALL VOTED IN FAVOR.

5d. Common consent: Proposed Resolution R26-29 proclaiming commitment to volunteerism in Syracuse City.

An administrative staff memo explained the JustServe City Program recognizes cities that demonstrate a commitment to volunteerism and community service. To receive the designation, the City would generally need to adopt and display a volunteerism proclamation and submit it to JustServe. The program also encourages cities to list volunteer opportunities on JustServe.org and recognize outstanding community volunteers. The memo expounded on the designation's alignment with City Mission and Key Performance Indicators, potential benefits of the designation, and use of the JustServe logo in City

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publications. No direct application fee or significant direct cost has been identified. The primary impact would be staff time to coordinate the proclamation, communication, volunteer listings, and recognition efforts.

COUNCILMEMBER BROWN MADE A MOTION TO ADOPT RESOLUTION R26-29 PROCLAIMING COMMITMENT TO VOLUNTEERISM IN SYRACUSE CITY. COUNCILMEMBER CRAGUN SECONDED THE MOTION; ALL VOTED IN FAVOR.

6. Public hearing: Proposed Resolution R26-30 authorizing the adoption of the 2026 Storm Water Management Program (SWMP) for Syracuse City, Utah.

A staff memo from the Public Works Director explained Syracuse City has updated the SWMP in compliance with the Utah Pollutant Discharge Elimination System General Permit for discharges from small municipal separate storm sewer systems issued by the Utah Division of Water Quality. This general permit is issued in compliance with the provisions of the Utah Water Quality Act, Title 19, Chapter 5, UCA 2004 and the Federal Water Pollution Control Act (33 USC).

Updates to the SWMP are required each time the general permit is reissued. This permit is effective May 12, 2026 to May 11, 2031 when the permit will again be renewed. Permittees that are renewing are given 180 days after the effective date to submit an updated SWMP to the division.

The main purpose of the SWMP is to provide a program that will improve the quality of storm water to the maximum extent practicable. These are achieved by setting measurable goals through six control measures. The control measures include the following:

- Public education and outreach on storm water impacts
- Public involvement / participation
- Illicit discharge detection and elimination
- Construction site storm water runoff control
- Long-term storm water management in new development and redevelopment
- Pollution prevention and good housekeeping for municipal operations

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

COUNCILMEMBER WATSON MADE A MOTION TO ADOPT RESOLUTION R26-30 AUTHORIZING THE ADOPTION OF THE 2026 STORM WATER MANAGEMENT PROGRAM (SWMP) FOR SYRACUSE CITY, UTAH.

COUNCILMEMBER BROWN SECONDED THE MOTION; ALL VOTED IN FAVOR.

7. Proposed Ordinance 2026-15 amending Section 10.100 of the
Syracuse Municipal Code pertaining to the Town Center Overlay Zone.

A staff memo from the Community and Economic Development (CED) Department explained 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. The southern two corners have potential for redevelopment. 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.

Councilmember Watson asked for clarification regarding drive-through restaurants within the Town Center Overlay Zone. CED Director Steele confirmed that drive-throughs are not prohibited, but that any drive-through lane may not be situated between the building and the sidewalk. Councilmember Watson further confirmed that buildings on corner lots must maintain a front entrance or window facing the corner. The Mayor noted that the ordinance's primary purpose is public safety and the preservation of the walkable character of the town center.

COUNCILMEMBER POLLARD MADE A MOTION TO ADOPT ORDINANCE 2026-15 AMENDING SECTION 10.100 OF THE SYRACUSE MUNICIPAL CODE PERTAINING TO THE TOWN CENTER OVERLAY ZONE.
COUNCILMEMBER ROBERTSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

8. Proposed Ordinance 2026-16 amending Section 10.20.090 of the
Syracuse Municipal Code pertaining to Site Plan Review.

A staff memo from the Community and Economic Development (CED) Department explained the Mayor has requested this discussion based on a recent site plan application approved by Planning Commission on April 7, 2026. The parcel, which is .991 acres, is the proposed site of a new coffee shop. The coffeeshop didn't need the entire property, so the developer set aside a little less than half of the site as 'future development'. The developer requested site plan approval of just the area to be developed, not the entire lot. Once the rest of the property is ready to develop, the remainder will be required to apply for site plan approval. The concern with this situation is that in the meantime, the future development area will remain without landscaping or other improvements. The owner/developer will, at the minimum, be required to mow the weeds down to 12" to comply with code enforcement rules. Also, the area that was left undeveloped is adjacent to an existing single family home. Commercial next to single family requires a fence and landscaping, however, the developer argues that the fence and landscaping can wait until the next phase is developed, as it is not part of the 'site'. He says the development is not technically adjacent to the single family as it is separated by the vacant future development area. The developer argues that the coffee project boundary and the future development boundary, even though on the same lot, are separate 'sites'. It is common to leave a 'pad' for future development as part of a commercial subdivision, however the pad is most always on it's own property. Below is our ordinance and in red is a potential amendment to consider.

10.20.090 Site plan review. (1) *The entire site shall be developed at one time unless a phased development plan is approved. For purposes of site planning, a 'site' shall extend to recorded lot boundaries.*

The City Council discussed this item during its meeting on April 28, 2026 and is forwarding this to the Planning Commission since it is land use related. The Planning Commission discussed the item on May 19, 2026. On June 16, 2026, they held a public hearing and forwarded a recommendation to approve this amendment.

COUNCILMEMBER ROBERTSON MADE A MOTION TO ADOPT ORDINANCE 2026-16 AMENDING SECTION 10.20.090 OF THE SYRACUSE MUNICIPAL CODE PERTAINING TO SITE PLAN REVIEW. COUNCILMEMBER POLLARD SECONDED THE MOTION; ALL VOTED IN FAVOR.

9. Proposed Resolution R26-31, adopting an amended Syracuse City
Recruitment and Retention Policy.

1 A staff memo from the City Manager explained the Council has discussed this item in previous work sessions and is
2 aimed at re-evaluating Syracuse City's Recruitment and Retention Policy. While the catalyst for this re-evaluation is the
3 growing concern over the policy's affordability, particularly in light of personnel costs outpacing City revenue growth and the
4 resulting structural deficit in the General Fund- the primary intent of this update is to have a well-balanced policy, particularly
5 regarding competitive compensation and budget affordability. The current policy aims to:

- 6 • Attract and retain the best talent possible in a competitive market;
- 7 • Minimize inefficiencies associated with high employee turnover and lack of knowledge or talent;
- 8 • Provide a stable and transparent system of employee career advancement;
- 9 • Reward performance over tenure;
- 10 • Benchmark compensation and benefits regularly to remain competitive in the market.

11 The Council discussed the major points of the policy at the June 23, 2026 work session and came to a general consensus
12 on the language of the main components of the policy. This final draft to be voted on includes two finer points that needed
13 clarification. They are redlined in the attached draft.

- 14 1. Capping the merit increases. Merit increases are calculated by multiplying the city's annual sales tax growth
15 rate by 30%. For example, the growth rate has recently been around 6%-7%. In a 6% growth year, the
16 average annual merit increases based on employee performance is 1.8%. Although rare, it is possible that
17 the city could have a highly volatile swing in sales tax growth. When this happens, the city commits a large
18 number towards merit-based wage increase one year, and then could struggle to fund those increases the
19 following years. In an effort to keep the budget predictable and affordable, it is proposed that the merit
20 increases are capped at 3% in Normal Years, and 2.5% in Constrained Years.
- 21 2. Definition of "Significant Tax Increase". Since the new benchmarking system is based on the type of budget
22 year (Normal, Constrained, Severely Constrained, Emergency), it is important to define, in concrete terms,
23 how any given year will be categorized. The term "significant tax increase" is the primary determinant on
24 the type of budget year, but the draft policy didn't define "significant". It is proposed that a Significant Tax
25 Increase be defined as any tax increase above 9%. This number generally limits minor tax increases to
26 within the historical inflation range. As mentioned in previous meetings, the State Tax Code for city property
27 taxes does not allow the city to account for inflation in property taxes unless the Council takes action to raise
28 the rates (rates automatically go down as property values in the city go up). Based on current property values,
29 a 9% increase equates to approximately \$63 per year (\$5.25/month) on the average Syracuse home.

City Manager Bovero reviewed his staff memo and facilitated Council discussion of the two items requiring final clarification before considering action on the policy. Relative to consideration of a cap on merit increases, he explained that merit increases—the mechanism by which employees advance through the wage scale—are currently calculated as 30 percent of the City's annual sales tax growth rate, a figure that can be volatile. To improve predictability and budgetary stability, the proposal caps merit increases at three percent in a normal budget year and 2.5 percent in a constrained year. Mr. Bovero noted that reaching the three percent cap would require approximately a 12–13 percent increase in sales tax, well above the 7–8 percent maximum seen in recent years.

The second clarification concerned the definition of a "significant tax increase," which triggers a more constrained compensation benchmark under the policy. The proposal defines any property tax increase above 9 percent as significant. Mr. Bovero explained this threshold is grounded in current truth-in-taxation law, which does not allow cities to automatically capture inflation. He noted that a 9 percent increase on a median-valued Syracuse home would equate to approximately \$5.25 per month.

Councilmember Robertson inquired about the home value associated with City Manager Bovero's figures regarding tax increases. Mr. Bovero stated that the average annual tax bill for Syracuse residents is \$660 and this is for homes valued in the mid-to-high \$500,000 range. Councilmember Watson noted that the increases will not be enacted unless the Council votes to approve them. He affirmed that this resolution represents a refinement of concepts the Council had already agreed to in principle, emphasizing that the definitions provided clarity for terms which were previously open-ended.

Mayor Maughan further expressed appreciation for the staff's dedicated efforts in codifying these parameters. He highlighted the value of clarifying the cap on merit increases, setting them at 3 percent in normal years and 2.5 percent in constrained years, providing a stable framework for compensation adjustments. Additionally, he accepted the rationale for defining a "significant tax increase" as any property tax hike exceeding 9 percent, grounded in truth-in-taxation law, offering a clear guideline moving forward.

COUNCILMEMBER WATSON MADE A MOTION TO ADOPT PROPOSED RESOLUTION R26-31, ADOPTING AN AMENDED SYRACUSE CITY RECRUITMENT AND RETENTION POLICY. COUNCILMEMBER BROWN SECONDED THE MOTION; ALL VOTED IN FAVOR.

10. Proposed Ordinance 2026-17 amending Syracuse Municipal Code
(SMC) Section 11.20.060 and adopting SMC Section 11.20.075 pertaining

to parking regulations for park-and-ride lots.

A staff memo from the City Attorney explained the attached proposed ordinance, coupled with existing parking ordinances, captures the parking regulations and prohibitions discussed in the June 23 Council work meeting. The attached proposed ordinance does NOT address the parking-by-permit process that was suggested during that same meeting. That process has not yet been fully developed. If the Council desires to pursue a parking-by-permit option, staff will develop that process and present it to the Council at a future work meeting.

The Mayor provided context, noting the City has been working toward assuming authority over the park-and-ride lots from UDOT and that this ordinance is the necessary regulatory framework to enforce standards once that transfer is complete. Councilmember Pollard further emphasized that the ordinance reflects the Council's proactive response to the community concerns raised during public comment and expressed hope that the resident who spoke earlier would be aware that his concerns had been heard and addressed.

City Manager Bovero clarified that while the city does not yet hold title to the property, UDOT has conveyed management and enforcement authority, and the ordinance will take effect approximately 10 days after adoption per state law, as noted by City Attorney Winchester.

City Attorney Winchester reviewed the ordinance's key provisions. A modification to the existing parking ordinance extends the 2-hour limit on large commercial vehicles parked on city streets, adding an exception for active loading or unloading. For the park-and-ride lots specifically, the ordinance prohibits: vehicles over 26,000 pounds; vehicles over 24 feet in length (which captures large commercial trailers and semi-trucks, as standard commercial trailers range from 29 to 45 feet); recreational vehicles, boats, trailers, and construction equipment; parking of any vehicle for more than 48 hours; and overnight camping or sleeping.

Councilmember Robertson questioned whether the 24-foot length limit was sufficient. Mr. Winchester confirmed it would capture all commercial trailers, including pup trailers at 29 feet and standard trailers at 45 feet, while Councilmember Pollard acknowledged it would also restrict larger recreational trailers. Councilmember Pollard noted for the record that the ordinance reflects the Council's proactive response to the community concerns raised during public comment, and expressed hope that the resident who spoke earlier would be aware that his concerns had been heard and addressed.

COUNCILMEMBER WATSON MADE A MOTION TO ADOPT ORDINANCE 2026-17 AMENDING SYRACUSE MUNICIPAL CODE (SMC) SECTION 11.20.060 AND ADOPTING SMC SECTION 11.20.075 PERTAINING TO PARKING REGULATIONS FOR PARK-AND-RIDE LOTS. COUNCILMEMBER BROWN SECONDED THE MOTION; ALL VOTED IN FAVOR.

11. Discussion regarding process for selling property at 546 W. 2525 S.

A staff memo from the Assistant City Manager explained the Council discussed the property sale process previously and determined that there should be a 30-day bid period for both homes. The home at 508 W. 2700 S. was listed for sale on June 19. Since that date, there have been over 40 showings and three offers made. The City's realtor mentioned that they have four to five interested parties but are waiting until closer to the July 19 deadline to submit an offer. The 30-day bid period is actually hurting the City's chances of receiving additional offers and bidding up the offering price of the home. Most interested parties are looking to move quickly on making offers to complete the purchase of the home. Some have moved on because of the 30-day bid period. The three bids we have are all slightly above the appraised value of the home. The home at 546 W. 2525 S. was listed on July 8, 2026; if the 30-day bid period is observed, bids are due on August 7. If this home has the same visitor activity, there may be a similar issue with not being able to leverage bids and take advantage of multiple bidders increasing their offering price. If the 30-day bid window is removed, the realtor can leverage multiple bidders and increase the price of the home. It may also be possible to close on the house sooner if there are enough interested parties. Questions for the Council this evening are if there is support to remove the 30-day bid window on the 546 home and allow the realtor to work with interested parties and negotiate the price of the offers to potentially get high bid prices. Staff would still require that the minimum acceptable bids be equal to or above the appraised values of the home.

City Manager Bovero confirmed the new state law requirement that a mandatory waiting period must pass after the initial advertisement before a sale can close, but explained the issue lies in the front-end offer process. He relayed that the professional advice from the city's marketing team was that capturing buyers as they come forward—rather than holding a fixed open period—would likely yield the best price. Councilmember Watson agreed, noting that residential buyers expect prompt responses and that having multiple offers come in simultaneously would allow the agent to request highest-and-best offers if needed.

The Mayor noted no formal vote was required on this process change and directed that the second property proceed under the revised approach, with offers to be entertained as received. The Council reached general consensus. The Mayor also noted that the first property is still expected to sell at or above its appraised value.

12. Public comments

There were no additional public comments.

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Mayor Maughan recessed the meeting at 6:35 p.m. to allow the Council to convene as the Redevelopment Agency (RDA). The meeting reconvened at 6:39 p.m.

13. Mayor/Council reports and announcements

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

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

The meeting adjourned at 6:42 p.m.

Dave Maughan
Mayor

Cassie Z. Brown, MMC
City Recorder

Date approved: _____

Minutes of the Syracuse City Redevelopment Agency Special Meeting, July 14, 2026.

Minutes of the Special Meeting of the Syracuse City Redevelopment Agency of July 14, 2026, at 6:36 p.m., held in a hybrid in-person/electronic format via Zoom, meeting ID 863 9198 3025, in-person in the City Council Chambers at 1979 W. 1900 S., and streamed on the Syracuse City YouTube Channel in accordance with House Bill 5002, Open and Public Meetings Act Amendments, signed into law on June 25, 2020.

Present: Members: Andrea Brown
 Brett Cragun
 Abraham Pollard
 Julie Robertson
 Paul Watson

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

DRAFT

City Employees Present:

Assistant City Manager Stephen Marshall
City Attorney Colin Winchester
Fire Chief Aaron Byington
Police Chief Garret Atkin
Parks and Recreation Director Kresta Robinson
Public Works Director Robert Whiteley
Communications Specialist Kara Finley

1. Meeting Called to Order/Adopt Agenda

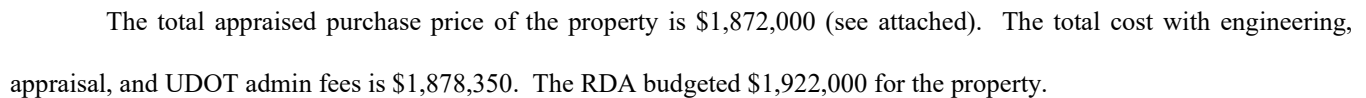
Mayor Maughan called the meeting to order at 6:36 p.m. as a special meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Boardmember.

COUNCILMEMBER ROBERTSON MOVED TO ADOPT THE AGENDA. COUNCILMEMBER WATSON SECONDED THE MOTION, ALL VOTED IN FAVOR.

2. Public Hearing: Authorize Mayor Maughan to execute Real Estate

Purchase Contracts (REPC) for the property located at approximately
2500 West and 1650 South – “the Paisley” (A portion of the following
Davis County parcel IDs 120490202, 120490201, 120490140,
120490139, 120490143, 120490141, 120490074, 120490142.

A staff memo from the Assistant City Manager explained This matter has been discussed with the city council previously and budgeted in the current fiscal year RDA budget. The RDA will purchase the land highlighted in yellow with this real estate purchase contract. The total acreage is 2.865 acres.



Councilmember Watson asked whether RDA funds used for the purchase would need to be reimbursed when the property is later sold. The Mayor confirmed they would. Councilmember Watson then asked about the impact on the RDA fund balance. City Manager Bovero reported that combined available RDA cash is approximately \$3 million, and that the purchase price is approximately \$2 million drawn from two separate RDA areas. He noted one of the RDA areas generates approximately \$500,000 per year, providing relatively quick replenishment. The proceeds from any future sale would return to the RDA. No projects currently on the docket would be jeopardized by this purchase.

BOARDMEMBER POLLARD MADE A MOTION TO AUTHORIZE MAYOR MAUGHAN TO EXECUTE REAL ESTATE PURCHASE CONTRACTS (REPC) FOR THE PROPERTY LOCATED AT APPROXIMATELY 2500 WEST AND 1650 SOUTH – “THE PAISLEY” (A PORTION OF THE FOLLOWING DAVIS COUNTY PARCEL IDS 120490202, 120490201, 120490140, 120490139, 120490143, 120490141, 120490074, 120490142. BOARDMEMBER WATSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

July 14, 2026

3. Proposed Resolution RDA26-02 adopting bylaws for the Syracuse City

Redevelopment Agency (RDA).

A staff memo from the City Attorney explained the RDA has never adopted bylaws to govern its internal operations, meetings, and procedures. It is expedient that the RDA adopt bylaws to govern its internal operations, meetings, and procedures.

BOARDMEMBER ROBERTSON MADE A MOTION TO ADOPT RESOLUTION RDA26-02 ADOPTING BYLAWS FOR THE SYRACUSE CITY REDEVELOPMENT AGENCY. BOARDMEMBER WATSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

At 6:42 P.M., MAYOR MAUGHAN DECLARED THE MEETING ADJOURNED.

Dave Maughan
Mayor

Cassie Z. Brown, MMC
City Recorder

Date approved: _____

Minutes of the City Council Work Session of the Syracuse City Council, held on July 28, 2026 at 6:00 p.m., in a hybrid in-person/electronic format via Zoom, meeting ID 819 6555 5984, in-person in the City Council Conference Room at 1979 W. 1900 S., and streamed on the Syracuse City YouTube Channel in accordance with House Bill 5002, Open and Public Meetings Act Amendments, signed into law on June 25, 2020.

Present: Councilmembers: Andrea Brown
Brett Cragun
Paul Watson
Julie Robertson
Abraham Pollard

DRAFT

Mayor Dave Maughan
City Manager Brody Bovero
Deputy City Recorder Marisa Graham

City Employees Present:

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

The purpose of the Work Session was to receive public comments; discuss street painting/street banners during homecoming week for Syracuse High School; pre-application consultation with the City Council, Brandon Wood of The Northwood Group regarding property located at approximately 3000 S. 2800 W.; review recommendation from the Planning Commission to amend Syracuse Municipal Code (SMC) Section 8.30 and 10.20.140 pertaining to final plat approval; review recommendation from the Planning Commission to amend Syracuse Municipal Code (SMC) Section 10.20.070 pertaining to zoning reversion; review and discussion of the priorities for the State Road (SR) 193 Economic Development Area (EDA) Three Year Plan; discussion regarding possible amendments to Syracuse Municipal Code (SMC) 10.10.140 and 10.90 pertaining to drone operation within City limits; review request from Syracuse City Fire Chief to authorize the order of a new Ambulance to be delivered during Fiscal Year (FY) 2028; discussion/review of proposed ordinance requiring protective headgear when operating e-bikes and e-scooters on public property; and discussion regarding Real Estate Purchase Contract (REPC) for City-owned property located at 508 W. 2700 S.

Public comments

Deputy City Recorder Graham read the following written public comment for the record of the meeting:

“Dear Mayor Maughan and Members of the City Council, Thank you for your continued work on behalf of Syracuse. After reviewing this week's packet, my primary interest is the proposed Shoreline Subdivision on the former Davis School District property. I appreciate that the concept includes open space, trails, and amenities that appear to improve upon the previously approved layout. Preserving 26% of the property as open space and creating neighborhood connections are positive features. At the same time, increasing the development from 16 homes to 39 homes represents a significant change in density. Before any future rezoning or approval, I encourage the City to carefully evaluate traffic impacts, school capacity, emergency access, long-term maintenance of the open space, and overall compatibility with the surrounding neighborhood. I also appreciate the City's efforts to maintain transparency in the sale of City-owned property by obtaining an appraisal, publicly marketing the home, and accepting competitive offers. That process demonstrates good stewardship of taxpayer assets. Thank you for continuing to involve residents in these discussions and for considering the long-term impacts of today's decisions on Syracuse's future. Eric Willison”

**Request to be on the agenda: Syracuse High School representatives
regarding street painting/street banners during homecoming week.**

A staff memo from Administration explained that Syracuse High School faculty, administrators, and class officers have contacted Councilmember Brett Cragun regarding a Homecoming-season display. The request, as presently described, is to paint a street and/or place banners near the school. School representatives may attend the Council meeting to discuss the proposal. A similar street-painting request was declined in the past. The Mayor has asked that the matter be discussed publicly so the Council can consider both the school's goal of strengthening pride and culture and the City's responsibility to manage the public right-of-way safely, consistently, and fairly. The location, design, dimensions, materials, installation method, duration, traffic-control plan, and removal plan have not yet been provided. Council direction at this stage would therefore establish a policy path, not approve a final installation.

Policy Considerations

1. Traffic safety and regulatory compliance. The Federal Highway Administration (FHWA) treats decorative pavement art as an aesthetic surface treatment rather than an official traffic-control device. It is not categorically prohibited, but it may not interfere with, detract from, obscure, or be confused with official markings. Location, color, contrast, visibility, driver behavior, pedestrian movement, and accessible navigation require engineering judgment. Staff have expressed safety concerns and Utah law also prohibits unauthorized markings that resemble or interfere with traffic-control devices.

2. Road ownership and jurisdiction. The City may act only on streets under its control. A state route would require Utah Department of Transportation (UDOT) involvement, and a display on school property would require Davis School District approval. Any proposal should first identify the exact limits and ownership of the site. The City cannot consider alterations to 2000 W or the intersection with 700 S, except for streetlights or other items under the City's jurisdiction.
3. Design and placement. A mascot, wordmark, or large color field can affect how drivers perceive lanes, stop lines, crosswalks, and intersections. The design should avoid official traffic-control colors and symbols and should be evaluated in relation to nearby crosswalks, school-zone devices, intersections, bicycle facilities, curb ramps, and sight distance needs.
4. Materials, durability, and pavement condition. Any product should be reviewed for wet-weather skid resistance, reflectivity or glare, compatibility with asphalt and existing striping, environmental effects, winter maintenance, and the possibility of leaving a visible "ghost" after removal. A temporary or washable product reduces permanence but does not eliminate safety, cleanup, runoff, or maintenance concerns.
5. Installation and traffic control. Work on the roadway could require a temporary traffic control plan, lane or road closure, qualified supervision, notice to affected residents, coordination with Police and Fire, protection of pedestrians, and compliance with work zone requirements. Homecoming timing may also affect traffic near the school.
6. Cost and continuing maintenance. The Council should decide who pays for design review, materials, installation, traffic control, inspection, repair, removal, restriping, pavement restoration, and staff time. If allowed, the agreement could require the applicant to bear all direct costs and provide a restoration deposit or other financial assurance.
7. Risk allocation. The City should obtain legal and risk-management review of insurance, indemnification, supervision, and restoration terms. Those provisions can allocate responsibilities, but they do not replace the City's obligation to exercise reasonable care over its streets.
8. Fairness, expression, and precedent. An ad hoc approval may create expectations from other schools, civic groups, nonprofits, businesses, or advocacy organizations. The legal analysis may differ depending on whether the City selects and controls a limited civic display or creates a permit process open to private speakers. If any program is open to outside applicants, eligibility, locations, content limits, duration,

frequency, costs, and approval criteria should be adopted in advance and applied consistently with City Attorney review.

9. Neighborhood and community impacts. The Council may weigh the community value of supporting school pride against possible traffic disruption, visual clutter, resident concerns, and demands on staff. Seasonality, scale, frequency, and the number of eligible locations are policy choices.

Options for Council Direction

1. Retain the prior approach—no decorative painting on public streets. The Council could confirm that non-traffic pavement graphics will not be allowed and direct staff to work with the school on alternatives.
2. Request a complete proposal and return for site-specific review. The Council could express willingness to consider the concept without approving it now. The school would submit the exact site, design, dimensions, materials, schedule, installation and removal plans, responsible parties, and proposed funding. Public Works, Police, Fire, Legal, Risk Management, and the School District would review the proposal before it returns to the Council.
3. Consider a one-time pilot. After the reviews described above, the Council could authorize a narrowly defined temporary pilot on a low-speed City street, subject to written conditions, monitoring, applicant-funded installation and restoration, and an express sunset date. A pilot should include objective success and removal criteria and should not proceed until the City confirms compliance and acceptable risk.
4. Develop a citywide decorative-display policy before approving any request. The Council could direct staff to prepare standards for pavement art, banners, utility-box wraps, or similar displays. This approach would provide consistent criteria but may not be completed in time for the upcoming Homecoming season.

Alternatives that May Present Fewer Roadway Concerns

- Banners on approved poles or structures: subject to pole ownership, structural and wind-load limits, attachment hardware, clearances, installation/removal dates, and a consistent banner policy.
- Utility-cabinet wraps: with written approval from the cabinet owner and standards preserving access, ventilation, labels, visibility, and maintenance.
- Displays on school property: including designated parking areas, campus walkways, courtyards, fences, or buildings, subject to School District approval.
- Temporary signs, flags, or washable sidewalk displays: at approved locations and subject to applicable sign, right-of-way, accessibility, cleanup, and safety requirements.

1 The Mayor reviewed the staff memo and explained that the City has addressed a similar request in the past, but the
2 request was for street painting on a state-owned road, and the City didn't have the authority to authorize that request. The
3 Mayor reviewed the potential options for the high school and indicated that the school could purchase utility wraps, put up
4 displays on school property, and banners could be purchased by the school and hung throughout the City. The Mayor then
5 invited Emily Skidmore, Senior Class President from Syracuse High School, to join the discussion and explain the school's
6 request. Ms. Skidmore explained the students at Syracuse high school are proposing to have a temporary street painting display
7 for homecoming week on 700 S. She explained this is the 20th anniversary of Syracuse High School, and their goal is to create
8 unity between the community and the high school.

9 City Manager Bovero recommended the school submit a design prior to approval so staff can review it. Mr. Bovero
10 stated some designs may be confusing to drivers and the City would be liable for any accidents on City roads.

11 The Mayor and Council showed support for this request and recommend the school submit a design and place of
12 location to the City for approval.

13
14 **Planning item D1: Application for pre-application consultation with**
15 **the City Council, Brandon Wood of The Northwood Group regarding**
16 **property located at approximately 3000 S. 2800 W.**

17 A staff memo from the Community and Economic Development (CED) Director explained that the City has received
18 a request for a 'Pre-Application Consultation' from Brandon Wood of the Northwood Group. The property in question is parcel
19 15-102-0424 owned by Davis School District. Property is located approximately 3000 S 2800 W.

20 *10.20.065 Pre-application City Council consultation.*

21 *Any landowner or designee may apply for and receive a pre-application consultation with the City Council*

22 *about a development opportunity that would require a zone change. The consultation is voluntary, informal*

23 *and nonvesting. The pre-application consultation will occur during a public, nonvoting meeting and individual*

24 *Council Members will provide their input to the applicant. [Ord. 22-13 § 1 (Exh. A).]*

25 The Mayor reviewed the staff memo and explained the subject property is currently included in a development
26 agreement with the City so any changes would be altering the current development agreement.

27 CED Director Steele explained that this Shoreline development had a portion of the property that was set aside for a
28 school to be built and a school is no longer going to be built. The development agreement allows 400 units and currently 384
29 units are entitled.

Brandon Wood from the Northwood Group, a representative of Davis School District explained that the school district purchased this property in 2019 with the intent to build a school and have decided they will no longer be building a school on this property. He explained that the 16 lots that are entitled by the development agreement aren't profitable for the school district and is proposing 39 total lots. Mr. Wood explained that he is looking for feedback on what the City Council would be interested in approving at this property as there is room for adjusting the overall design.

Mayor Maughan expressed concern regarding another amendment to this existing development agreement; this would be the 4th amendment to this development agreement. Mr. Wood spoke to the Mayor's concerns and stated before the School District entered into a contract with a developer they would come meet with the City and make sure what was being proposed was something the City would be interested in approving.

Councilmember Pollard asked if the green space would be maintained by a homeowner's association (HOA) and if the other homes in this development have an HOA established. The Mayor stated that there is already an established HOA and he would prefer these homes to be added to the existing HOA rather than creating a separate one. City Manager Bovero stated all the homes in this development would benefit from the green space and would also prefer one HOA for the community.

The Mayor stated the City has never allowed two different categories of lot sizes within the same street before and expressed concern about opening that up as a possibility for all future developers. He recommended adjusting the proposal to allow for 7,000 sq lots or higher and 20% green space. The Council discussed the Mayor's proposed changes and agreed they would prefer the 7,000 square foot lot size.

The Mayor concluded that he sensed a general agreement from the Council pertaining to adjusting the lot size to 7,000 square feet and 20% green space. Brandon Wood thanked the Mayor and Council for their time and input on this matter.

Planning item D2: Recommendation from the Planning Commission
to amend Syracuse Municipal Code (SMC) Section 8.30 and
10.20.140 pertaining to final plat approval.

A staff memo from the Community and Economic Development (CED) Director explained that a developer recently brought it to the City's attention that our subdivision process does not comply with a recent amendment of state code 10-20-805 (9)(b) that went into effect 11/6/2025. The provision of the state code says:

(9) A municipality shall review and approve or deny a final subdivision plat application in accordance with the provisions of this section and municipal ordinances, which:

(a) may permit concurrent processing of the final subdivision plat application with the preliminary

subdivision plat application;

(b) may not require planning commission or city council approval.

The proposed amendment will remove the responsibilities of approving a final plat from Planning Commission and place them with the Development Review Committee (DRC). The DRC consists of the City Engineer, City Fire Marshal, and City Planner. The Planning Commission discussed the item and held a public hearing on 7/21/26. They are forwarding a recommendation for approval. The goal of this discussion is to review their recommendations and decide if this item should be placed on the next business meeting for approval, placed on next meeting for approval with modifications, tabled for more discussion on the next work meeting, or discontinue discussion on the item.

CED Director Steele briefly reviewed the proposed amendments and explained that the State of Utah passed a law pertaining to subdivision final plat approval. Mr. Steele stated a development review committee (DRC) will now review the final plat instead of the Planning Commission.

Mayor Maughan expressed concerns about there being significant changes between the preliminary plat approval and the final plat approval processes. He stated if there were significant changes from preliminary to final plat approval, he would expect the process to start over for the applicant. Mr. Steele stated very little typically changes between preliminary plat approval and final plat approval.

The Council felt comfortable with the proposed amendments and the Mayor concluded that this item would move forward to the August consent agenda for a vote.

Planning item D3: Recommendation from the Planning Commission
to amend Syracuse Municipal Code (SMC) Section 10.20.070
pertaining to zoning reversion.

A staff memo from Administration explained that the Mayor has requested that the city consider placing an expiration on rezones if a project has not begun construction within a specific time period. Once expired, the zoning would revert back to the previous zone before the change. Ordinance 10.20.070 details the procedures and approval standards required for a zone change. The Planning Commission discussed the item and held a public hearing on 7/21/26. They are forwarding a recommendation for approval. The goal of this discussion is to review their recommendation and decide if this item should be placed on the next business meeting for approval, placed on the next business meeting for approval with modifications, tabled for more discussion on the next work meeting, or discontinue discussion on the item.

1 CED Director Steele reviewed his staff memo and explained this amendment would allow a zone to revert to its
2 previous zone if no development action has been taken within two years of the requested zone change. Mr. Steele stated the
3 Council would then hold a public hearing at a business meeting to change the zone back.

4 The Mayor explained he talked to other Mayors in Davis County and a lot of those cities have ordinances that change
5 the zoning back if no action is taken within 18 months to two years; this type of practice is common practice.

6 The Mayor and Council discussed what length of time would be appropriate as well as making sure the language in
7 the ordinance would not be challenged. City Attorney Winchester explained he believes citing 'substantial progress' as a
8 measure for whether a zone revision could occur is appropriate for a City wide ordinance; requiring more objective criteria and
9 target dates is easier with each specific development. The Council felt comfortable with an 18-month initial timeframe with the
10 opportunity for a one-year extension if requested.

11 The Council expressed general agreement with the proposed amendments. The Mayor indicated this item will proceed
12 to the next business meeting in August for the Council to take action on.

13
14 **Planning item D4: Review and discussion of the priorities for the**
15 **State Road (SR) 193 Economic Development Area (EDA) Three-Year**
16 **Plan.**

17 A staff memo from the Community and Economic Development (CED) Director explained that the SR 193 Economic
18 Development Area (EDA) was created in 2012 and expires in 2028 after 15 years. The project area funds have been used mostly
19 to reimburse the master developer Ninigret. Payments to Ninigret will come to an end this next year as our obligations to them
20 have been satisfied. While the current balance in the area's account is at zero, it is projected to accrue about 1 million dollars
21 per year over the next three years. There are many ways that the money could be spent. The purpose of the project area is to
22 attract jobs and industry. The project funds can be used to directly help the businesses build buildings, fit out tenant spaces,
23 incentivize a specific user, or be used on the infrastructure required to serve the businesses including roads, utilities, and
24 sidewalks.

25 The Mayor reviewed the staff memo and explained that this EDA is set to expire in 2028 and the EDA will still accrue
26 money until its expiration, so the Council is not limited to just one idea. The Mayor and City Manager stated they are looking
27 for feedback regarding the Council's top 3 projects they are interested in.

28 The Mayor facilitated a high-level discussion regarding the proposed options for the EDA funds. The options discussed
29 were adding a trail through the power corridor and this would provide a pedestrian walkway between the residential area and

1 the industrial employment area. Building a roundabout for traffic safety near the High School. US Cold storage is planning a
2 final phase adjacent to 1000 W. The eastern facade is planned to be a large blank white wall. There is opportunity for façade
3 enhancements including murals, masonry, public art or other architectural features. A flex industrial project has just been
4 completed. It consists of three block buildings and one til-up building. The funds could be used to assist businesses in locating
5 and fitting out their tenant finishes. Additional amphitheater parking could be added to Syracuse Arts Academy, the contribution
6 could strengthen alliances, allowing city access to the performing arts facility. The last option would be road resurfacing.

7 The Mayor concluded that he sensed a general consensus for the top three options being the roundabout, amphitheater
8 parking, and the road resurfacing. The Mayor stated that staff will continue with the planning process on this EDA.

9
10 **Planning item D5: Discussion regarding possible amendments to**
11 **Syracuse Municipal Code (SMC) 10.10.140 and 10.90 pertaining**
12 **to drone operation within City limits.**

13 A staff memo from the Community and Economic Development (CED) Director explained that the City has been
14 approached by Wing Drone Delivery who is proposing to establish a drone delivery business at Syracuse Walmart. The business
15 would deliver Walmart's goods via Beyond Visual Line of Sight (BVLOS) drones. The drivers of these drones are primarily at
16 remote locations. The proposed setup would be contained within a fenced off portion of the Walmart parking lot. They call this
17 a 'nest'. Inside the fence, there are drone landing pads, a battery generator, and a storage shed. The city does not have a regulatory
18 framework for this land use as it is a relatively new technology. The word 'drone' appears one time in city ordinance. It appears
19 in the noise ordinance chapter listed as a prohibited noise during specific hours between 10 pm and 7 am during the week and
20 11 pm to 7 am on weekends. The words airport or helipad are not mentioned as permitted uses in any zone. The city does not
21 have an airport, but there is a helipad located at the Syracuse Emergency Center on 2000 w and SR 193. Also, in adjacent
22 unincorporated Davis County, there is a model airplane flying club and a mosquito abatement airstrip. Drone ports and airports
23 are not the same in land use planning. While both fall under aviation, traditional airports are major infrastructure planned
24 through regional authorities and governed strictly by the FAA. Drone ports in contrast, are compact and usually evaluated for
25 site-level impacts like traffic, privacy, and localized noise. Because commercial drone delivery and operations have surged,
26 many cities are actively updating their municipal codes to separate drone infrastructure from standard airport zoning.

27 The Mayor reviewed the staff memo and explained that the City was contacted by Beyond Visual Line of Sight
28 (BVLOS) and they are proposing to deliver Walmart products via drone delivery service. The Mayor explained that currently
29 the City does not have an ordinance that pertains to drones and the City would need to create and adopt an ordinance. Mayor

July 28, 2026

1 Maughan explained in an emergency the drones would find a safe place to land until the owners of the drones can come and
2 pick them up. He explained there would be a see through fence in the parking lot of Walmart and the drones would be housed
3 in a shed within the fenced area.

4 The Council briefly discussed this item and felt comfortable with the proposed amendments to the Syracuse Municipal
5 Code. The Mayor concluded that this item will move forward to the Planning Commission and then be placed on a future
6 business meeting agenda for a vote.

7
8 **Request from Syracuse City Fire Chief to authorize the order of a new**
9 **Ambulance to be delivered during Fiscal Year (FY)**
10 **2028.**

11 A staff memo from the Fire Chief Byington explained that due to the emergency nature and the need to have reliable
12 emergency equipment, the Syracuse City fleet assessment has planned to replace fire department ambulances on a 10-year
13 rotation. During a Syracuse ambulance's lifetime, it spends 5 years as a first-out response vehicle and 5 years as a backup
14 vehicle. Syracuse Fire currently has a 2015 Ford ambulance that reached its 10-year birthday in 2025. This ambulance is
15 currently in our fleet assessment plan for replacement in Fiscal Year (FY) 2028. Due to factors beyond our control, current lead
16 times for ambulance purchases are up to 18 months, requiring us to begin the ordering process now for delivery in the FY 2028
17 budget. The purchase price of the chassis and ambulance box will be locked in upon contract, and payment will not be required
18 until delivery in FY 2028. The ambulance will be ordered following the Syracuse City Purchasing Policy and the purchase
19 price of the ambulance and related equipment is \$460,000. Once the new ambulance is in service in FY28, with Council
20 approval, we will surplus the 2015 Ford ambulance and return money to the general fund.

21 Fire Chief Byington reviewed his staff memo and explained that it is time to replace an ambulance and currently the
22 timeframe for receiving the ambulance once ordered is around 18 months for delivery. He explained that this ambulance would
23 be ordered now, with payment occurring as part of the Fiscal Year (FY) 2027 budget.

24 The Council felt comfortable with this request and the Mayor concluded this item would move forward to the August
25 11 business meeting for a vote.

26
27 **Discussion/review of proposed ordinance requiring protective**
28 **headgear when operating e-bikes and e-scooters on public**
29 **property.**

1 A staff memo from the City Attorney Winchester explained that a recent change to Utah law requires persons under
2 age 21 on a highway to wear protective headgear while operating or riding on or in any all-terrain vehicle, electric assisted
3 bicycle, high power electric device, motorcycle, auticycle, moped or motor assisted scooter. Utah law allows local governments
4 to enact ordinances requiring the wearing of protective headgear while operating or riding on or in such devices in other areas.
5 Staff recommend that the City Council adopt an ordinance requiring persons under age 21 on public property (in addition to
6 highways) to wear protective headgear while operating or riding on or in any all-terrain vehicle, electric assisted bicycle, high
7 power electric device, motorcycle, auticycle, moped or motor assisted scooter.

8 Police Chief Davis reviewed his staff memo and explained that the proposed ordinance would allow for enforcement
9 of the recently passed state law requiring headgear of a person who is under 21 when operating e-bikes and e-scooters on public
10 property.

11 Councilmember Watson questioned why the City would need to adopt an ordinance if there was already state law
12 requiring headgear. City Attorney Winchester explained that the state law only applies to sidewalks and roads. This ordinance
13 would apply to the gap in the state law and apply to trails and all City property.

14 Councilmember Robertson asked if the police department see opportunities to enforce this ordinance. Police Chief
15 Davis explained this will allow officers to be able to enforce this ordinance on City property and ensure the e-bikes and e-
16 scooters are legal as well as allowing for education for headgear.

17 The Council showed support for the proposed ordinance and the Mayor concluded that this item will move forward to
18 the consent agenda at the August 11 business meeting.

19
20 **Review/discussion of Real Estate Purchase Contract (REPC) for City-**
21 **owned property located at 508 W. 2700 S.**

22 A staff memo from Assistant City Manager Marshall explained that the City purchased the 508 West home in 2019 to
23 widen 500 West. At the time the property was purchased for \$271,000. The city appraised the property on 04/15/2026 and the
24 appraised value is \$344,000.



The home was placed on the market on June 19, 2026 for a period of 30 days as requested by the city council. The City received a total of 12 offers. The highest and best offer net of realtor fees, concessions, and title and escrow fees was \$353,734.

The offer is from Michelle & Talon Labaron with the following details:

- Offer Price: \$376,000
- Buyer and Seller Commission: **-\$18,800**
- Concessions: **-\$500**
- Title, Escrow, and Closing: **-\$2,966**
- Net proceeds to city: \$353,734

Per UCA 10-2-2(1) and our surplus property policy:

- Council must determine that the sale is in the public interest and complies with applicable laws and ordinances.
- Council must disclose the proposed purchaser and the purchase price.
- Council approves the sale of the home

Assistant City Manager Marshall explained that this property was listed for 30 days as requested by the Council and the City is accepting an offer of \$376,000 and after the realtor fees, concessions, and title and escrow fees the total is \$353,734.

The Mayor explained this offer is from an individual and is not being sold to a corporation in response to emails he has received from concerned citizens.

City Council Work Session
July 28, 2026

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The meeting adjourned at 7:34 p.m.

Dave Maughan
Mayor

Cassie Z. Brown, MMC
City Recorder

Date approved: _____

Minutes of the Syracuse City Council Special Business Meeting, July 28, 2026

Minutes of the special meeting of the Syracuse City Council, held on July 28, 2026 at 6:00 p.m., in a hybrid in-person/electronic format via Zoom, meeting ID 819 6555 5984, in-person in the City Council Conference Room at 1979 W. 1900 S., and streamed on the Syracuse City YouTube Channel in accordance with House Bill 5002, Open and Public Meetings Act Amendments, signed into law on June 25, 2020.

Present: Councilmembers: Andrea Brown
Brett Cragun
Julie Robertson
Paul Watson
Abraham Pollard

DRAFT

Mayor Dave Maughan
City Manager Brody Bovero
Deputy City Recorder Marisa Graham

City Employees Present:
Assistant City Manager Stephen Marshall
City Attorney Colin Winchester
Fire Chief Aaron Byington

1. Meeting called to order/Adopt Agenda.

Mayor Maughan called the meeting to order at 7:34 p.m. as a special meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Councilmember.

2. Authorize Administration to execute Real Estate Purchase Contract (REPC) for City-owned property located at 508 W. 2700 S.

Mayor Maughan opened the public hearing at 7:34 p.m.; there were no persons appearing to be heard and the public hearing was closed.

COUNCILMEMBER WATSON MADE A MOTION TO AUTHORIZE ADMINISTRATION TO EXECUTE REAL ESTATE PURCHASE CONTRACT (REPC) FOR CITY-OWNED PROPERTY LOCATED AT 508 W. 2700 S. COUNCILMEMBER ROBERTSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

3. Consideration of adjourning into Closed Executive Session pursuant to the provisions of Section 52-4-205 of the Open and Public Meetings Law for the purpose of discussing the character, professional competence, or physical or mental health of an individual; pending or reasonably imminent

July 28, 2026

1 litigation; or the purchase, exchange, or lease of real property (if
2 necessary).

3 COUNCILMEMBER WATSON MOVED TO ADJOURN INTO CLOSED EXECUTIVE SESSION PURSUANT
4 TO THE PROVISIONS OF SECTION 52-4-205 OF THE OPEN AND PUBLIC MEETINGS LAW FOR THE PURPOSE OF
5 DISCUSSING THE CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF AN
6 INDIVIDUAL; PENDING OR REASONABLY IMMINENT LITIGATION; OR THE PURCHASE, EXCHANGE, OR
7 LEASE OF REAL PROPERTY. COUNCILMEMBER ROBERTSON SECONDED THE MOTION. ALL VOTED AYE.

8 The Closed Session began at 7:36 p.m.

9 The Special Meeting reconvened at 7:41 p.m.

10
11 COUNCILMEMBER POLLARD MADE A MOTION TO ADJOURN. COUNCILMEMER BROWN SECONDED
12 THE MOTION; ALL VOTED IN FAVOR.

13
14 The meeting adjourned at 7:41 p.m.

15
16
17
18 _____
19 Dave Maughan
20 Mayor

Cassie Z. Brown, MMC
City Recorder

21 Date approved: _____



COUNCIL AGENDA

August 11, 2026

Agenda Item #5a

Proposed Resolution R26-32 Authorizing the Fire Department to order (1) ambulance for the FY28 budget year.

Factual Summation

- Due to the emergency nature and the need to have reliable emergency equipment, the Syracuse City fleet assessment has planned to replace fire department ambulances on a 10-year rotation. During a Syracuse ambulance's lifetime, it spends 5 years as a first-out response vehicle and 5 years as a backup vehicle.
- Syracuse Fire currently has a 2015 Ford ambulance that reached its 10-year birthday in 2025. This ambulance is currently in our fleet assessment plan for replacement in FY28.
- Due to factors beyond our control, current lead times for ambulance purchases are up to 18 months, requiring us to begin the ordering process now for delivery in the FY28 budget.
- The purchase price of the chassis and ambulance box will be locked in upon contract, and payment will not be required until delivery in FY28.
- The ambulance will be ordered following the Syracuse City Purchasing Policy.
- The purchase price of the ambulance and related equipment is \$460,000.
- Once the new ambulance is in service in FY28, with Council approval, we will surplus the 2015 Ford ambulance and return money to the general fund.

Action Items

The following items outline the actions to be taken:

1. Vote to approve or deny the authorization of the fire department to order (1) ambulance for the FY28 budget year.

RESOLUTION R26-32

A RESOLUTION AUTHORIZING THE SYRACUSE CITY FIRE DEPARTMENT TO ENTER INTO A CONTRACT FOR THE PURCHASE OF AN AMBULANCE AND AUTHORIZING OTHER SUCH ACTION AS IS NECESSARY IN CONNECTION THEREWITH.

WHEREAS, the Syracuse City Council has the authority under state and local law to enter into contracts for the purchase of equipment for the benefit of the City; and

WHEREAS, the City Council finds there has been an established apparatus replacement plan, which allows the Syracuse Fire Department to maintain operational readiness and to provide safe and reliable equipment for its responders; and

WHEREAS, the City Council finds that to meet the established apparatus plan, Syracuse City Fire Department will need to replace an ambulance in Fiscal Year 2028; and

WHEREAS, the City Council finds that there is a lead time for ambulances, ranging from 12 to 18 months, and it is in the best interest of the citizens of Syracuse City to enter into a purchase contract to begin the process; and

WHEREAS, the estimate for the purchase price of the ambulance with associated equipment is four hundred sixty thousand dollars (\$460,000.00) and the purchase price will not be due until the time the fire engine is completed; and

WHEREAS, the City will adhere to state law and City procurement and fiscal policies and ordinances for the purchase of the ambulance.

NOW, THEREFORE, BE IT RESOLVED BY THE SYRACUSE CITY COUNCIL, SYRACUSE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Authorization. The City Council authorizes the Mayor to execute a contract for the purchase of an ambulance, not to exceed \$460,000.00, for the Syracuse City Fire Department in accordance with Syracuse City purchasing policies and ordinances and further authorizes the Mayor to take other such action as is necessary in connection therewith.

Section 2. Severability. If any section, part, or provision of this Resolution or contract executed as authorized by this Resolution is invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution or contract, and all sections, parts, and provisions of this Resolution or contract executed hereunder shall be severable.

Section 3. Effective Date. The effective date of this Resolution is the date of its publication.

(signatures appear on the next page)

**PASSED AND ADOPTED BY THE SYRACUSE CITY COUNCIL, SYRACUSE CITY,
STATE OF UTAH, THIS 11th DAY OF August, 2026.**

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, MMC
City Recorder

By: _____
David Maughan
Mayor

Voting by the City Council:

	“AYE”	“NAY”
Brown	_____	_____
Cragun	_____	_____
Pollard	_____	_____
Robertson	_____	_____
Watson	_____	_____



COUNCIL AGENDA

August 11, 2026

Submitted by Robert Whiteley and Colin Winchester

Agenda Item #6

ORD 26-18 Vacate Municipal Utility Easement

Factual Summation

Charles Dredge granted an easement to the North Davis County Sewer District (now the North Davis Sewer District) in March 1982 for the installation and maintenance of sanitary sewer and storm drain pipelines. In 2004, the easement pipelines were relocated to Doral Drive. The North Davis Sewer District quit-claimed its interest in the easement to the City in October 2004. The City does not currently, and has not for many years, needed or used the easement. The easement continues to encumber five agricultural parcels, several residential parcels, and two city-owned park parcels.

In February 2026, Stanley Hamblin filed a request that the City vacate the easement. The City has, in recent months, twice mailed notice to affected property owners of its intent to vacate the easement.

The Council discussed this proposal in its June 23 work meeting and advanced the proposal for resolution in a business meeting.

The Council will hold a public hearing on August 11, where it is expected there will be no opposition to the proposed vacation of the easement.

Discussion Goals

Conduct a public hearing.

Discuss and vote whether to adopt the attached Ordinance that vacates the municipal utility easement.

When recorded, return to:
Cassie Z Brown
Syracuse City Recorder
1979 W 1900 S
Syracuse, UT 84075

Parcel Numbers:
120990108
120990109
126580218
126580210
126020317
126020315
126580205
126580204
120960130
120960109
120960108
120960111
120960167

ORDINANCE 26-18
AN ORDINANCE VACATING A MUNICIPAL UTILITY EASEMENT
IN SECTION 8, TOWNSHIP 4 NORTH, RANGE 2 WEST, SLBM

WHEREAS, Charles H. Dredge granted a perpetual easement (the “easement”) to North Davis County Sewer District (currently known as North Davis Sewer District) in March 1982 for the installation and maintenance of sanitary sewer and storm drain pipelines; and

WHEREAS, in 2004, the sanitary sewer and storm drain pipelines in the easement were abandoned and relocated to Doral Drive; and

WHEREAS, the North Davis Sewer District quit-claimed its interest in the easement to Syracuse City in October 2004; and

WHEREAS, Syracuse City does not currently, and has not for many years, needed or used the easement; and

WHEREAS, the easement continues to encumber five agricultural parcels; and

WHEREAS, with the development of the Ranchettes West and Tuscany Meadows subdivisions, the easement also encumbers several residential lots and one municipal park; and

WHEREAS, in February 2026, affected agricultural parcel owner Stanley E. Hamblin filed a request that the City vacate the easement; and

WHEREAS, the City has, in recent months, twice mailed notice to affected property owners of its intent to vacate the easement; and

WHEREAS, pursuant to state law, the City conducted a properly noticed public hearing on August 11, 2026; and

WHEREAS, no opposition to the proposed vacation has been received; and

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. There is good cause to vacate the municipal utility easement and neither the public interest nor any person will be materially injured by the vacation.

Section 2. The municipal utility easement described in Exhibit A and depicted in Exhibit B, which encumbers the parcels identified and described in Exhibit B, is hereby vacated.

Section 3. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity of unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 4. This Ordinance shall become effective ten days after adoption.

Section 5. This Ordinance shall be recorded with the Davis County Recorder's Office.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 11TH DAY OF AUGUST, 2026.

CASSIE Z. BROWN
City Recorder

DAVE MAUGHAN
Mayor

STATE OF UTAH)
): ss
COUNTY OF DAVIS)

On _____, 2026, personally appeared before me Dave Maughan, the Mayor of Syracuse City, whose identity is personally known to me, and who duly acknowledged to me that he executed the foregoing Ordinance for the purposes stated therein.

Notary Public

Voting by the Council:

AYE

NAY

Councilmember Brown

Councilmember Cragun

Councilmember Pollard

Councilmember Robertson

Councilmember Watson

EXHIBIT A
LEGAL DESCRIPTION OF THE MUNICIPAL UTILITY EASEMENT VACATED BY THIS ORDINANCE

A perpetual easement to construct reconstruct, operate, repair, replace and maintain a sanitary sewer and storm drain pipe lines and appurtenant structures on, over, across and through a strip of land 20 feet wide lying 10 feet on each side of and parallel and adjacent to the following described centerline; and a temporary easement during construction of said lines and appurtenant structures for construction purposes on, over, across and through a strip of land 20 feet wide lying Easterly of and parallel and adjacent to the 20 foot permanent easement as described above: Beginning at a point on the North line of a street, which is North 89°49'38" East 10.0 feet and North 0°12'39" East 30.0 feet from the South Quarter corner of Section 17, Township 4 North, Range 2 West, Salt Lake Meridian, and running thence North 0°12'39" East 2608.18 feet parallel to the West line of the Southeast Quarter of said Section.

EXHIBIT B
MAP OF THE MUNICIPAL UTILITY EASEMENT VACATED BY THIS ORDINANCE

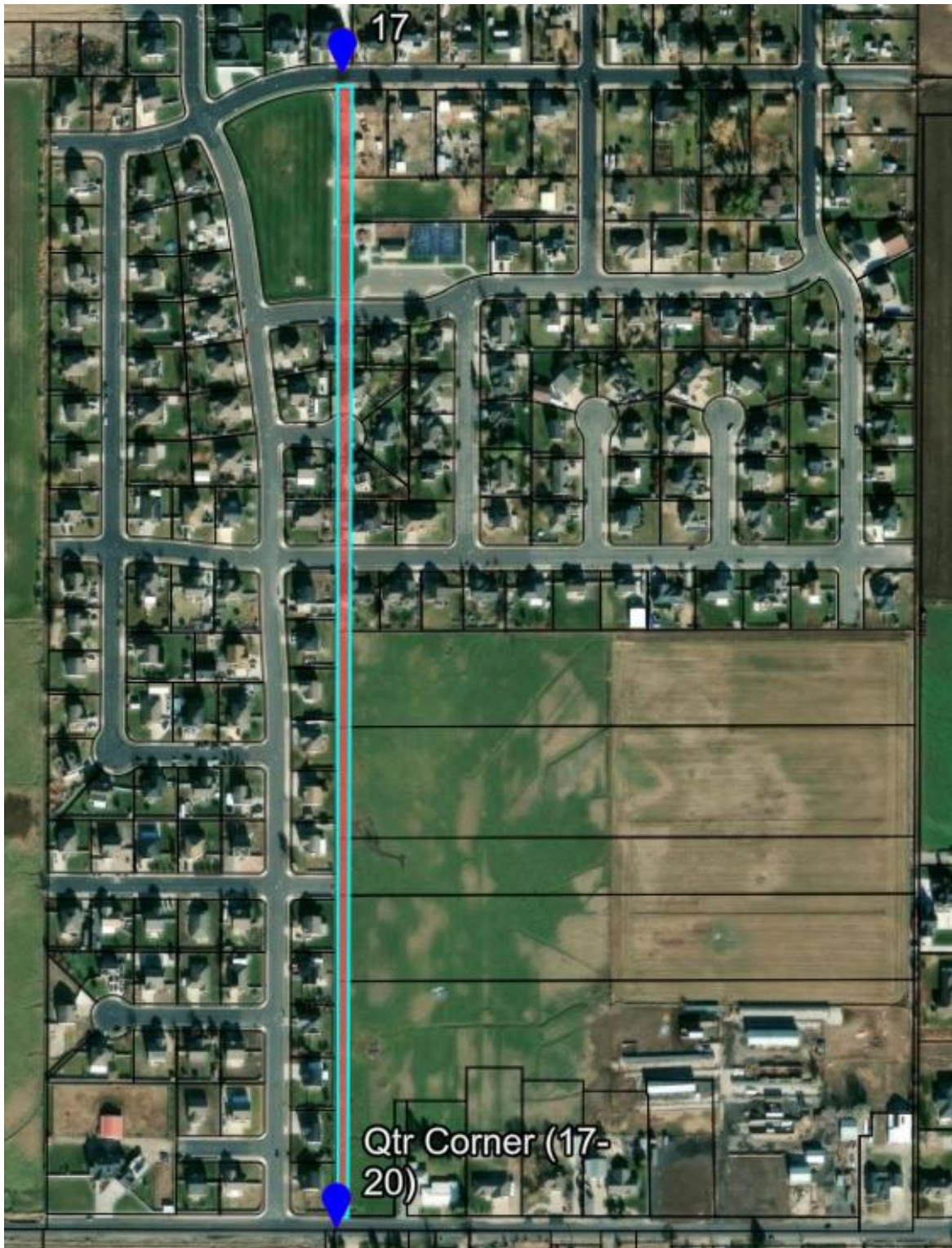


EXHIBIT C
PARCELS AFFECTED BY THE
MUNICIPAL UTILITY EASEMENT AFFECTED BY THIS ORDINANCE

Parcel Number	Parcel Owner	Legal Description
120990108	Leyla Kazvin	ALL OF LOT 108, RANCHETTES WEST NO 2. CONT. 0.50 ACRES.
120990109	Syracuse City	ALL OF LOT 109, RANCHETTES WEST NO 2. CONT. 0.77 ACRES
126580218	Syracuse City	OPEN SPACE / PARK OF TUSCANY MEADOWS SUBDIVISION PHASE 2. CONT. 1.32000 ACRES.
126580210	Chris E and Veronica K Tomlinson	ALL OF LOT 210, TUSCANY MEADOWS SUBDIVISION PHASE 2. CONT. 0.23000 ACRES.
126020317	James L and Michelle P Smith	ALL OF LOT 317, TUSCANY MEADOWS SUBDIVISION PHASE 3. CONT. 0.360 ACRES.
126020315	Peter J and Christina Ellen Andrada	ALL OF LOT 315, TUSCANY MEADOWS SUBDIVISION PHASE 3. CONT. 0.360 ACRES.
126580205	Ashley M and Erik C Stanford	ALL OF LOT 205, TUSCANY MEADOWS SUBDIVISION PHASE 2. CONT. 0.31000 ACRES.
126580204	Ginger Kaye Weathersby, Trustee	ALL OF LOT 204, TUSCANY MEADOWS SUBDIVISION PHASE 2. CONT. 0.30000 ACRES.
120960130	Ronald Floyd and Rochelle M Hamblin, Trustees	BEG AT A PT ON THE 1/4 SEC LINE, SD PT BEING N 00°13'13" E ALG SD 1/4 SEC LINE 1151.49 FT & N 89°49'38" E 60.00 FT FR THE S 1/4 COR OF SEC 17-T4N-R2W, SLM; & RUN TH N 00°13'13" E 220.13 FT; TH N 89°49'38" E 1267.19 FT TO THE 1/16 SEC LINE; TH S 00°11'20" W ALG SD 1/16 LINE 220.13 FT; TH S 89°49'38" W 1267.32 FT TO SD 1/4 SEC LINE TO THE POB. CONT. 6.40 ACRES. TOGETHER WITH A 60 FT DESC R/W ESMT FOR INGRESS & EGRESS. ALSO, BEG AT A PT ON THE 1/4 SEC LINE, SD PT BEING N 00°13'13" E ALG SD 1/4 SEC LINE 1151.49 FT FR THE S 1/4 COR OF SEC 17-T4N-R2W, SLM; & RUN TH N 00°13'13" E ALG SD SEC LINE 220.13 FT; TH N 89°49'38" E 60.00 FT; TH S 00°13'13" W 220.13 FT; TH S 89°49'38" W 60.00 FT TO THE POB. CONT 0.29 ACRES. TOTAL ACREAGE 6.69 ACRES. (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS CO RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)
120960109	Raymond J and Joyce Kearns	BEG AT A PT ON THE 1/4 SEC LINE BEING N 00°13'13" E 897.69 FT FR THE S 1/4 COR OF SEC 17-T4N-R2W, SLM; & RUN TH N 00°13'13" E 253.81 FT ALG THE 1/4 SEC LINE; TH N 89°49'38" E 1327.32 FT; TH S 00°11'20" W 253.81 FT; TH S 89°49'38" W 1327.45 FT TO THE 1/4 SEC LINE & THE POB. SUBJECT TO A R/W. CONT. 7.73 ACRES

120960108	Steve Deloy and Alison H Hamblin, Trustees	BEG AT A PT ON THE 1/4 SEC LINE BEING N 00°13'13" E 766.42 FT FR THE S 1/4 COR OF SEC 17-T4N-R2W, SLM; & RUN TH N 00°13'13" E 131.26 FT ALG THE 1/4 SEC LINE; TH N 89°49'38" E 1327.45 FT; TH S 00°11'20" W 131.26 FT; TH S 89°49'38" W 984.56 (1327.45 FT) FT TO THE 1/4 SEC LINE & THE POB. SUBJECT TO A R/W. CONT. 4.00 ACRES. (CORRECTIONS MADE FOR TAXING PURPOSES.)
120960111	Steven Deloy and Alison H Hamblin, Trustees	BEG AT A PT ON THE 1/4 SEC LINE BEING N 00°13'13" E 569.75 FT FR THE S 1/4 COR OF SEC 17-T4N-R2W, SLM; & RUN TH N 00°13'13" E 196.68 FT ALG THE 1/4 SEC LINE; TH N 89°49'38" E 1327.45 FT; TH S 00°11'20" W 196.68 FT; TH S 89°49'38" W 1327.63 FT TO THE 1/4 SEC LINE & THE POB. SUBJECT TO A R/W. CONT. 6.00 ACRES. (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)
120960167	Stanley E and Marcia T Hamblin, Trustees	A PART OF THE SE 1/4 OF SEC 17-T4N-R2W, SLB&M; BEG AT THE INTERSECTION OF THE N R/W LINE OF 2700 SOUTH STR & THE 1/4 SEC LINE OF SEC 17-T4N-R2W, SLB&M, PT IS 33.00 FT N 0°12'39" E FR THE S 1/4 COR OF SD SEC 17; & RUN TH ALG SD 1/4 SEC LINE N 0°12'39" E 536.75 FT TO THE S BNDRY LINE OF PARCEL# 12-096-0111; TH N 89°49'04" E 1327.63 FT ALG SD S BNDRY LINE TO THE 1/16 SEC LINE OF SD SEC 17; TH ALG SD 1/16 SEC LINE S 0°10'24" W 305.02 FT; TH N 89°52'18" W 96.44 FT; TH S 0°11'08" W 53.12 FT; TH N 89°52'18" W 27.34 FT; TH S 0°11'08" W 185.81 FT TO A PT ON SD N'LY R/W LINE OF 2700 SOUTH STR; TH ALG SD R/W LINE N 89°52'18" W 331.57 FT; TH N 0°56'08" W 313.36 FT; TH N 89°52'18" W 152.45 FT; TH S 0°56'08" E 26.27 FT; TH N 89°52'18" W 145.51 FT; TH N 0°13'01" E 23.96 FT; TH N 89°52'18" W 140.06 FT; TH N 0°13'01" E 29.14 FT; TH N 89°52'18" W 128.07 FT; TH S 0°13'01" W 76.14 FT; TH N 89°52'18" W 165.00 FT; TH S 0°13'01" W 264.00 FT TO A PT ON SD N R/W LINE; TH ALG SD N R/W LINE N 89°52'18" W 135.69 FT TO THE POB. (NOTE: ROTATE BEARINGS CLOCKWISE 0°21'11" TO EQUAL NAD83 BEARINGS) CONT. 10.751 ACRES (CORRECTIONS MADE FOR TAXING PURPOSES.)

NOTICE OF PUBLIC HEARING

SYRACUSE CITY COUNCIL

TUESDAY, AUGUST 11, 2026 AT 6:00 PM

PLEASE TAKE NOTICE that the Syracuse City Council will hold a public hearing at 6:00 pm on Tuesday, August 11, 2026, at the Syracuse City Hall to discuss and act on a request to abandon a sewer and drainage easement that runs through your property. The easement is no longer needed because the sewer lines and drain lines were relocated to Doral Drive in approximately 2004.

YOU ARE INVITED TO ATTEND AND ADDRESS the City Council regarding the proposed abandonment.

IN JUNE 2026, the City sent informational letters to affected landowners, who expressed overwhelming support for the proposed abandonment.

IF YOU HAVE QUESTIONS, please feel free to contact Syracuse City Public Works Director Robert Whiteley, rcw@syracuseut.gov, 801-614-9682.



COUNCIL AGENDA

August 11, 2026

Agenda item #7

Proposed Amendment to Chapter 8.30 and 10.20.140

Summary

A developer recently brought it to the city's attention that our subdivision process does not comply with a recent amendment of state code 10-20-805 (9)(b) that went into effect 11/6/2025. The provision of the state code says:

(9) A municipality shall review and approve or deny a final subdivision plat application in accordance with the provisions of this section and municipal ordinances, which:

- (a) may permit concurrent processing of the final subdivision plat application with the preliminary subdivision plat application; and*
- (b) may not require planning commission or city council approval.*

The proposed amendment will remove the responsibilities of approving a final plat from Planning Commission and place them with the Development Review Committee (DRC). The DRC consists of the City Engineer, City Fire Marshal, and City Planner.

Goals of Discussion

The Planning Commission discussed the item and held a public hearing on 7/21/26. They forwarded a recommendation for approval. The City Council reviewed their recommendation on 7/28/26 and decided that this item should be placed on this meeting for a vote.

Attachments

Proposed ordinance amendment that is believed to resolve deficiencies in Syracuse City Ordinance in relation to State Code mentioned above. Red text is proposed new text and black text is existing language.

ORDINANCE 26-19
AN ORDINANCE AMENDING 8.30 AND 10.20.140 - SUBDIVISION PROCESS

WHEREAS, Syracuse City requires that subdivisions are reviewed for compliance with adopted land use ordinances; and

WHEREAS, Subdivision approval generally involves three applications which are: concept, preliminary, and final plat; and

WHEREAS, the Syracuse City subdivision process requires a final plat application to go before Planning Commission; and

WHEREAS, Utah Code 10-20-805 was recently amended to prohibit cities from requiring a final plat application to go before Planning Commission or City Council; and

WHEREAS, Syracuse City desires to comply with all state laws and sees that an amendment to the ordinance is needed to comply.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Syracuse Municipal Code Sections 8.30 and 10.20.140 are amended, to read as attached hereto.

Section 2. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity of unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. This Ordinance shall become effective ten days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 11TH DAY OF AUGUST, 2026.

CASSIE Z. BROWN
City Recorder

DAVE MAUGHAN
Mayor

Voting by the Council:

AYE

NAY

Councilmember Brown

Councilmember Cragun

Councilmember Pollard

Councilmember Robertson

Councilmember Watson

Chapter 8.30

FINAL SUBDIVISION REVIEW

Sections:

[8.30.010 Final plat.](#)

[8.30.020 Final plan and profile.](#)

[8.30.030 Final approval.](#)

[8.30.035 Minor residential subdivisions.](#)

[8.30.040 Severability.](#)

8.30.010 Final plat.

The final plat must be prepared by a licensed land surveyor on a sheet of approved tracing paper with permanent black ink and shall be prepared in accordance with the requirements of this title. The plat shall be 19 inches by 30 inches and shall have a one-and-one-half-inch border on the left and a one-half-inch border on the three remaining sides. The top of the plat shall be either north or east, whichever accommodates the drawing best.

The plat shall show:

(A) The name of the subdivision, which name must be approved by the ~~Planning Commission~~ **Development Review Committee DRC** and county recorder.

(B) Accurate angular and linear dimensions for all lines, angles and curves used to describe boundaries, streets, alleys, easements, areas to be reserved for public use and other important features.

(C) An identification system for all lots, blocks and names of streets. Lot lines shall show dimensions in feet and hundredths.

(D) The street address for each lot. Each street address shall be assigned by the City to be consistent with the current numbering scheme.

(E) True angles and distances to the nearest established street lines or official monuments which shall be accurately described in the plat and shown by appropriate symbol.

(F) Radii, internal angles, points and curvatures, tangent bearings and the length of all arcs.

(G) The accurate location of all monuments to be installed shown by the appropriate symbol. All United States, state, county or other official bench marks, monuments or triangulation stations in or adjacent to the property shall be preserved in precise position.

(H) The dedication to the City of all streets, highways and other public uses and easements included in the proposed subdivision.

(I) Street monuments shall be shown on the final plat as are approved by the City Engineer. Standard precast monuments will be furnished by the developer and placed as approved.

(J) Pipes or other such iron markers shall be shown on the plat.

(K) Accurate outlines and dimensions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed or covenant for common use of all property owners.

(L) All boundary, lot and other geometrics (bearings, distances, curve data, etc.) on final plat shall pose to an accuracy of not less than one part in 5,000.

(M) Location, function, ownership and manner of maintenance of common open space not otherwise reserved or dedicated for public use.

(N) Boundary descriptions of the subdivision.

(O) Current inset City map showing location of subdivision.

(P) Standard forms for the following:

(1) A registered land surveyor's certificate of survey as applicable under state law.

(2) Owner's dedication which shall "warrant and defend and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the City's use, maintenance and operation of the streets."

(3) A notary public's acknowledgment.

(4) The City Land Use Authority (either the Planning Commission or City Council, as designated by the City Municipal Code) certificate of approval.

(5) The City Engineer's certificate of approval.

(6) The county recorder's certificate of attest.

(7) The City Attorney's certificate of approval.

(8) Public Utilities approval and acceptance of public utility easements.

(9) A three-inch by three-inch space in the lower right-hand corner of the drawing for recording information. [Ord. 14-23 § 1 (Exh. A); Ord. 13-02 § 1 (Exhibit); Code 1971 § 8-6-1.]

8.30.020 Final plan and profile.

Plan and profile must be prepared by a licensed engineer in accordance with the requirements of this title. Standard 22-inch by 34-inch and reduced to 11-inch by 17-inch (one-half scale) of the plan and profile will be required for review by the City. General information required:

(A) Plan for Culinary Water Improvements. Show proposed water main sizes, valves, fire hydrants, and service connections to all lots within the proposed subdivision and connections to existing water mains.

(B) Plan for Secondary Water Improvements. Show proposed secondary water main sizes, valves, and service connections to all lots within the proposed subdivision and connections to existing secondary water lines.

(C) Plan for Sanitary Sewer. Show proposed sewer mains and manholes, together with proposed slopes and depths within the proposed subdivision. Also show location of service laterals to each lot within the subdivision.

(D) Land Drain. Show method of dealing with land drains and subsurface water drains within the proposed development. If applicable, indicate location of any service connections and service manholes within the subdivision.

(E) Storm Water. Show location and size of storm water drains, together with any manholes or drop boxes within the subdivision. Show slope and grade of all storm drain lines. Storm water calculations need to accompany drawings for engineer review.

(F) Streets. Typical cross section of road improvements, together with flow line of proposed curb and gutter improvements as compared with existing ground slopes and center line offsets of all proposed utilities.

(G) Stationing. Stationing callouts should conform with acceptable engineering practices.

(H) Agreements. When necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the ~~Planning Commission~~.

Development Review Committee (DRC) [Ord. 14-23 § 1 (Exh. A); Ord. 13-02 § 1 (Exhibit); amended 1997; Code 1971 § 8-6-2.]

8.30.030 Final approval.

(A) Submittal. Submit four standard 22-inch by 34-inch copies of plat and plan and profile sheets, one copy of each reduced to 11-inch by 17-inch (one-half scale), plus one PDF copy to the City, together with a cost estimate of off-site improvements and storm drain calculations.

(B) Engineer Review. City Engineer will review submitted documents and transmit his conclusions and recommendations to the ~~Planning Commission~~ **the Developer and Development Review Committee (DRC)**, including cost estimate for off-site improvements required by City ordinance.

(C) Approval. Upon receipt of the approved plans from the City Engineer the ~~Planning Commission~~ **Development Review Committee (DRC)** shall either approve or reject the final plat or shall take action for the next regular meeting or until the specified deficiency has been corrected.

If the ~~Planning Commission~~ **Development Review Committee (DRC)** does not approve the final plat, disapproval shall be indicated by written notice stating the reasons for disapproval, in which case the decision can be appealed to the City Council, whose decision will be final.

Approval of final plats by the ~~Planning Commission~~ **Development Review Committee (DRC)** will extend for a period of 12 months. If work or subsequent action by the subdivider to proceed with off-site construction does not occur within the 12-month period following initial approval, the plat and construction drawings must be resubmitted and become subject to reapproval under the latest City ordinances and specifications.

(D) Construction of Off-Site Improvements. No construction of off-site improvements shall commence until the subdivider has completed a preconstruction meeting with the City Planning, Engineering, and Public Works Departments, at which time a review of construction project and expectations of the City will be discussed. Such conference shall be scheduled with the City and all affected utility companies will be invited to attend.

(E) Approval to Record Subdivision. Before any subdivision plat may be recorded, the subdivider shall furnish a corporate surety bond, cash escrow, irrevocable letters of credit from a credible lending institution, or a tax increment incentive as part of a signed reimbursement agreement from the Redevelopment Agency which has been approved by the City Manager or designee, in an amount as finally determined by the City Engineer to secure the performance of the public improvements in a workmanlike manner and according to specifications established by the Syracuse City subdivision standards (see SMC [8.10.020](#)). Some of the public improvements are as follows:

- (1) Paving of streets.
- (2) Curb, gutter and sidewalks.
- (3) Sewer and water lines, including irrigation lines.

(4) Storm and subsurface drainage.

(5) Street signs, monuments, lighting, fences and street trees.

(6) Removal or relocation of any easements which may affect the use of the dedicated streets by the City.

(7) Utility development connection fees.

(F) Recording. Once final plat approval has been obtained the developer shall submit a 22-inch by 34-inch Mylar of the final plat to the City Engineer. If all documents, submittals, and payment of fees are in order, the City Engineer will sign the Mylar, indicating approval of the subdivision. Complete submittal shall include the following:

(1) Development agreements.

(2) Escrow agreement.

(3) Title report.

(4) Street light agreement.

(5) Off-site improvement agreement.

(6) (a) Water share certificate showing the City as the owner of the water shares;

(b) A water right deed;

(c) Other evidence, acceptable to the City, of the right to water; or

(d) Payment of the fee in lieu for secondary water for the area located in the final plat, as provided in SMC [8.10.090](#).

(7) Storm water activity permit.

(8) Storm water maintenance agreement.

(9) Storm water quality report.

(10) Payment of all required development and inspection fees.

(11) Approved construction drawings or as-built drawings.

(12) Surety and improvement guarantee.

(13) Easements and any other documents deemed necessary by the City Engineer or conditioned for approval by the Planning Commission.

After approval and signature of the final plat, the City Engineer shall submit the plat to the Community Development Director, or designee, who shall obtain the signatures of the City Attorney, Planning Commission Chair, and Mayor. The final plat, bearing all official signatures as above required, shall be deposited in the office of the City Recorder, who shall cause the plat to be recorded in the office of the County Recorder. Final plats not recorded within 12 months of final approval shall be deemed null and void. No plat shall be recorded in the office of the County Recorder until the plat is approved and signed. Lots included in such plat shall not be sold or exchanged, and no offer shall be made to sell or exchange any such lots unless and until the plat is recorded. [Ord. 24-28 § 1; Ord. 21-03 § 1 (Exh. A); Ord. 20-07 § 1 (Exh. A); Ord. 15-19 § 1 (Exh. A); Ord. 14-23 § 1 (Exh. A); Ord. 13-15 § 1; Ord. 13-02 § 1 (Exhibit); amended 1999, 1997; Code 1971 § 8-6-3.]

8.30.035 Minor residential subdivisions.

(A) Purpose. In an effort to reduce the expense and time of development, minor residential subdivisions may be considered and approved under this section.

(B) This section does not modify or reduce requirements or standards for lots, infrastructure, or subdivisions, requirements for platting, or any other requirement or standard in this code. Its sole purpose is to provide more expedient approval for minor residential subdivisions.

(C) Minor Residential Subdivision Requirements. To be considered a minor residential subdivision, the subdivision must meet all the following requirements:

- (1) The subdivision contains 10 or less lots;
- (2) The subdivision is not traversed by the mapped lines of a proposed street as shown in the City's general plan;
- (3) The subdivision is located in a zoned area; and
- (4) The subdivision is not part of an existing, previously platted subdivision. Changes to a platted subdivision are to be done by amending the previously approved plat.

(D) Minor Residential Subdivision Application Procedure. The application procedure for a minor residential subdivision is:

- (1) Pre-Application Meeting. City staff shall review whether the subdivision meets the requirements of a minor residential subdivision and notify the developer of any requirements for necessary construction drawings.

(2) Concept Plan Approval. The concept plan approval process for a minor residential subdivision shall follow that found in Chapter [8.20](#) SMC.

(3) Final Minor Residential Subdivision Plan Approval Procedure. The final plan for a minor residential subdivision shall combine all requirements for both preliminary and final plan approval found in this title into one application.

(E) The Planning Commission shall process the proposed minor residential subdivision and consider it for approval in accordance with SMC [8.30.030](#). All required signatures and conditions provided in that section apply to minor residential subdivisions. [Ord. 21-03 § 1 (Exh. A); Ord. 15-28 § 1 (Exh. A).]

8.30.040 Severability.

If any provision of this chapter or its application to any person or circumstance is held to be invalid by a court of competent jurisdiction, the invalidity does not affect other provisions or applications of this chapter which can be given independent effect. To this end, the provisions of this chapter are severable. [Ord. 14-23 § 1 (Exh. A); Ord. 13-02 § 1 (Exhibit).]

10.20.140 Land use decisions and appeal process.

This chapter shall not nullify the more restrictive provisions of covenants, agreements, other [ordinances](#), or laws but shall prevail over provisions that are less restrictive. The City shall not impose, on a holder of an approved land [use](#) permit, a requirement not expressed in the applicable land [use](#) permit, documents on which the City based its approval of the land [use](#) permit, or any of the City's adopted [ordinances](#). The City is bound by the terms and standards of its [land use ordinances](#) and shall comply with mandatory provisions of same. Table 1 reflects the proper procedures governing land [use](#) decisions and appeals. Land [use](#) applicants shall have 15 days to appeal any decision to the appropriate appellate body. If the applicant desires to continue the appeal beyond the decision of the appellate body, they must file such appeal with the District Court within 30 days from the date on which the appellate body rendered its decision.

Table 1

Decision to Be Made	Advisory Body	Land Use Authority	Appellate Body	External Appeal
Adoption of or amendments to general plan or zoning map	Planning Commission (public hearing and notice required)	City Council (public hearing optional)	District Court (appeal within 30 days of decision)	
Adoption of or amendments to land use ordinance	Planning Commission (public hearing required)	City Council (public hearing optional)	District Court (appeal within 30 days of decision)	
Annexation application	Planning Commission (with recommendation of zoning designation)	City Council (public hearing and notice required)	(If petition or ordinance is denied, process ends)	(If petition or ordinance is denied, process ends)
Appeal of administrative decisions	None	Land Use Administrator	City Council or Hearing Officer (appeal within 15 days of decision)	District Court (appeal within 30 days from decision by appellate body)
Site plan	Architectural Review Committee (ARC)	Planning Commission (public)	City Council appeal within 30 days of decision	Civil or District Court appeal

Table 1

Decision to Be Made	Advisory Body	Land Use Authority	Appellate Body	External Appeal
		hearing and notice required)		within 30 days of decision
Conditional use permits	None	Planning Commission or Land Use Administrator	Planning Commission or City Council (15 days from decision by Land Use Authority)	Civil or District Court (30 days from decision by appellate body)
Nonconforming uses and noncomplying structures	None	Land Use Administrator	City Council (15 days from decision by Land Use Authority)	District Court (30 days from decision by appellate body)
Major A home occupation (see Chapter 10.35 SMC)	None	Land Use Administrator	Planning Commission	City Council
Major B home occupation (see Chapter 10.35 SMC)	Land Use Administrator	Planning Commission	City Council	District Court
Preliminary Subdivision applications and plat approvals	Development Review Committee (DRC)	Planning Commission (public hearing and 10-day notice required at preliminary plat)	City Council	District Court 30 days from decision by Land Use Authority
Concept and Final Subdivision Applications	Land Use Administrator	Development Review Committee (DRC)	City Council	District Court
Subdivision preliminary plat approvals in the RPC and PRD zones (combined with zone change)	Planning Commission (public hearing required)	City Council	District Court (appeal within 30 days from decision)	
Vacations or amendments of subdivision plats	Development Review Committee (DRC) Land Use Administrator	Planning Commission (public hearing and 10-day notice required) Development Review Committee (DRC)	City Council	District Court (30 days from decision by Land Use Authority)

Table 1

Decision to Be Made	Advisory Body	Land Use Authority	Appellate Body	External Appeal
Zoning variances	None	Hearing Officer	District Court	30 days from decision by Land Use Authority
Exactions (constitutional takings)	City Recorder	Not applicable	City Council	Utah State Private Property Ombudsman



COUNCIL AGENDA

August 11, 2026

Agenda item #8

Proposed Amendment to 10.20.070

Summary

The mayor has requested that the city consider placing an expiration on rezones if a project has not begun construction within a specific time period. Once expired, the zoning would revert back to the previous zone before the change. Ordinance 10.20.070 details the procedures and approval standards required for a zone change.

Goals of Discussion

The Planning Commission discussed the item and held a public hearing on 7/21/26. They are forwarding a recommendation for approval. The City Council discussed their recommendation on 7/28/26. The City Council decided to place the item on this agenda for a vote.

Attachments

Proposed ordinance amendment

ORDINANCE 26-20
AN ORDINANCE AMENDING 10.20.070 – REZONE EXPIRATION

WHEREAS, Syracuse City ordinance does not have an expiration for rezones; and

WHEREAS, The city believes that 2 years is sufficient time for a developer to make substantial progress on an approved project; and

WHEREAS, The city desires to provide orderly and relevant development for its current and future residents.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Syracuse Municipal Code Sections 10.20.070 are amended, to read as attached hereto.

Section 2. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity of unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. This Ordinance shall become effective ten days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 11TH DAY OF AUGUST, 2026.

CASSIE Z. BROWN
City Recorder

DAVE MAUGHAN
Mayor

Voting by the Council:

AYE

NAY

Councilmember Brown

Councilmember Cragun

Councilmember Pollard

Councilmember Robertson

Councilmember Watson

10.20.070 Zoning map and text amendments.

(A) Purpose. This section sets forth procedures for amending the provisions of this title and the zoning map.

(B) Authority. The [City Council](#), as the [Land Use Authority](#), may from time to time amend the text of this title and the zoning map as provided in this section. Amendments may include changes in the number, shape, boundaries, or [area](#) of any zoning district, zoning district regulations or any other provision of this title. The provisions set forth herein shall not apply to temporary zoning regulations that the Council may enact without [public](#) hearing in accordance with Section [10-9a-504](#), Utah Code Annotated 1953, as amended.

(C) Initiation. The [City Council](#), [Planning Commission](#), or a property owner may initiate proposed amendments to the text of this title and the zoning map as provided in subsection (D) of this section.

(D) Procedure. The City shall process and consider zoning text and map amendments as provided in this subsection.

(1) An applicant shall submit a request to the Community Development Department on a form established by the Department, along with any fee established by the City's schedule of fees. The application shall include at least the following information:

(a) Name and address of every person or company the applicant represents.

(b) Requested amendment and reasons supporting the request.

(c) If the proposed amendment requires a change in the zoning map, the application shall include:

(i) An accurate property map showing present and proposed zoning classifications;

(ii) All abutting properties showing present zoning classifications; and

(iii) An accurate legal description and an approximate common address of the [area](#) proposed for rezoning.

(d) If the proposed amendment requires a change in the text of this title, the application shall include chapter and section references and a draft of the proposed text.

(2) After City staff determines completeness of the application, the Community Development Department, as the [Land Use Administrator](#), shall prepare a staff report evaluating the application.

(3) The [Planning Commission](#), as the Advisory Body, shall schedule and hold a [public](#) hearing on the application as provided in SMC [10.20.040](#) and [10.20.050](#).

Following the [public](#) meeting the [Planning Commission](#) shall recommend approval, approval with modifications, or denial of the proposed amendment and submit its recommendation to the [City Council](#) for review and decision.

(4) The [City Council](#) may schedule and hold a [public](#) meeting on the application as provided in SMC [10.20.040](#) and [10.20.050](#). At the [public](#) meeting the [City Council](#) shall approve, approve with modifications, or deny the proposed amendment.

(E) Approval Standards. A decision to amend the text of this title or the zoning map is a matter of legislative discretion by the [City Council](#) and not controlled by any one standard. However, such changes shall be consistent with the current [general plan](#) and [general plan](#) map, except A-1, R-1 and R-2 [zones](#) may be applied to properties with a [general plan](#) designation of medium or high density residential. In making an amendment, the [City Council](#) should also consider:

(1) Whether it would be harmonious with the overall character of existing development in the vicinity of the subject property, or in cases of text amendments, in [areas](#) governed by the amended text;

(2) Whether it would be consistent with the standards of any applicable overlay [zone](#) and, in cases of text amendments, harmonious with [areas](#) governed by the amended text;

(3) The extent to which it may adversely affect adjacent property; and

(4) The adequacy of facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

(F) Appeal of Decision. Any party adversely affected by a decision of the [City Council](#) to amend the text of this title or the zoning map may, within 30 days after such decision, appeal to the District Court as provided in Section [10-9a-801](#) et seq., Utah Code Annotated 1953, as amended.

(G) Effect of Approval. Approval of an application to amend the provisions of this title or the zoning map shall not constitute an approval of any [conditional use](#), [site plan](#), or other permit. Obtaining approval of such permits shall be in accordance with applicable provisions of this title.

(H) Effect of Disapproval. [City Council](#) denial of an application to amend the provisions of this title or the zoning map shall preclude the filing of another application covering

substantially the same subject or property, or any portion thereof, for one year from the date of the disapproval, unless the [Planning Commission](#) determines a substantial change in circumstances occurred to merit consideration of the application or the application is for a change to a different [zone](#). The [City Council](#) or [Planning Commission](#) may propose any text or zoning map amendment at any time.

(I) Expiration. Failure to show substantial progress towards the intended project as presented to City Council at time of approval within two years of approval of any rezone shall terminate and cancel the prior rezone approval given, whereupon the City Council may require that a new rezone application be submitted and approval obtained pursuant to this section. In such event, the zoning would revert to the previous zoning designation established prior to the rezone, pursuant to the rezone procedure and public hearing requirement as described in section (D) of this chapter. A written request may be submitted to the City Council prior to expiration of the rezone for an extension of up to one year. The City Council can grant such an extension where good cause can be shown. This provision is applicable to rezone approvals granted after August 11, 2026. Projects rezoned prior to August 11, 2026 shall show substantial progress prior to August 11, 2028. Rezones down to the A-1 zone are exempt from expiration.



COUNCIL AGENDA

August 11, 2026

Submitted by Colin Winchester

Agenda Item #9

ORDINANCE 2026-21

PROTECTIVE HEADGEAR FOR E-BIKES AND E-SCOOTERS

Factual Summation

- A recent change to Utah law requires persons under age 21 *on a highway* to wear protective headgear while operating or riding on or in any all-terrain vehicle, electric assisted bicycle, high power electric device, motorcycle, autocycle, moped or motor assisted scooter.
- Utah law allows local governments to enact ordinances requiring the wearing of protective headgear while operating or riding on or in such devices *in other areas*.
- Staff recommend that the City Council adopt an ordinance requiring persons under age 21 *on public property (in addition to highways)* to wear protective headgear while operating or riding on or in any all-terrain vehicle, electric assisted bicycle, high power electric device, motorcycle, autocycle, moped or motor assisted scooter.
- The City Council discussed the proposed ordinance in its July 28 work meeting and advanced the proposal to its August 11 business meeting for further consideration.

Discussion Goals

Discuss and vote whether to adopt proposed Ordinance 2026-21.

ORDINANCE 2026-21
AN ORDINANCE ADOPTING SYRACUSE MUNICIPAL CODE SECTION 11.15.040
PROTECTIVE HEADGEAR

WHEREAS, Utah state law requires persons under age 21 on a highway to wear protective headgear while operating or riding on or in any all-terrain vehicle, electric assisted bicycle, high power electric device, motorcycle, autocycle, moped or motor assisted scooter; and

WHEREAS, Utah state law allows local governments to enact ordinances requiring the wearing of protective headgear while operating or riding on or in such devices in additional areas; and

WHEREAS, the City Council is concerned about the welfare and safety of persons who operate or ride on or in any all-terrain vehicle, electric assisted bicycle, high power electric device, motorcycle, autocycle, moped or motor assisted scooter on public property in addition to highways;

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Syracuse Municipal Code Section 11.15.040 is hereby adopted to read as attached hereto.

Section 2. Severability: If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity of unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. This Ordinance shall become effective ten days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 11TH DAY OF AUGUST, 2026.

CASSIE Z. BROWN
City Recorder

DAVE MAUGHAN
Mayor

Voting by the Council:

AYE

NAY

Councilmember Brown

Councilmember Cragun

Councilmember Pollard

Councilmember Robertson

Councilmember Watson

11.15.040 Protective Headgear.

(A) For purposes of this section:

(1) “Protective headgear” for all-terrain vehicles, high power electric devices, motorcycles, autocycles and mopeds means headgear that complies with 49 C.F.R. Section 571.218, commonly referred to as a motorcycle helmet.

(2) “Protective headgear” for electric assisted bicycles and motor assisted scooters means headgear that complies with 16 C.F.R. Part 1203, commonly referred to as a bicycle helmet.

(3) “Public property” means any highway, street, public right-of-way, sidewalk, trail, park, or multi-use open space within Syracuse City.

(B) All persons under age 21 on public property shall wear properly positioned protective headgear while operating or riding on or in any all-terrain vehicle, electric assisted bicycle, high power electric device, motorcycle, autocycle, moped or motor assisted scooter.

(C) A violation of this section is an infraction.

(D) Upon conviction of a first violation of this section, a court may not impose a fine exceeding:

(1) \$25 for an individual who violates this section while operating or riding on an electric assisted bicycle or motor assisted scooter; and

(2) \$110 for an individual who violates this section while operating or riding in or on an all-terrain vehicle, high power electric device, motorcycle, autocycle or moped.