



SYRACUSE CITY

Syracuse City Council Work Session Agenda

August 11, 2026 – immediately following the City Council Business Meeting, which begins at 6:00 p.m.

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

Electronic Via [Zoom](#)

Connect via telephone: +1-301-715-8592 US, meeting ID: 831 5840 5126

Streamed on Syracuse City [YouTube Channel](#)

- a. Meeting called to order.
- b. Discussion regarding options to refinance the 2023 Municipal Building Authority (MBA) Bond. (10 min.)
- c. Planning items:
 1. Application for pre-application consultation with the City Council, Chase Andreizzi, DAI Utah, regarding property located at 3300 S. 2000 W. (15 mins.)
 2. Recommendation from the Planning Commission regarding application for zone change for property located at 2961 S. 1550 W., Residential (R2) to Agriculture (A1). (10 min.)
 3. Recommendation from the Planning Commission regarding application for zone change for property located at 2207 W. 1700 S., Agricultural (A-1) to Light Commercial (LC). (10 min.)
- d. Adjourn.

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

#### CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Syracuse City limits on this 6<sup>th</sup> 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



# COUNCIL AGENDA

August 11, 2026

Agenda Item “B” Discussion on 2023 Municipal Building Authority (MBA) bond refinance.

## ***Factual Summation***

Any questions regarding this item may be directed at Assistant City Manager Stephen Marshall.

The Syracuse City Municipal Building Authority (MBA) is a separate legal entity from Syracuse City Corporation that was established in August 2006 to facilitate the financing and construction of municipal facilities. The MBA issues debt to finance eligible capital projects, constructs the facilities, and leases them to Syracuse City. Lease payments made by the City provide the revenue necessary for the MBA to make the required debt service payments. Upon retirement of the debt, ownership of the facilities is transferred to Syracuse City. The governing board of the MBA consists of the Mayor and City Council.

In November 2023, the MBA issued lease revenue bonds to finance the construction of Fire Station No. 32. The financing was completed through a direct placement with Webster Bank. The bonds carry a fixed interest rate of 4.95% over a 20-year term and mature in November 2043. Under the financing agreement, the bonds are non-callable for the first three years and become callable at par, without penalty, beginning in November 2026.

## **Refinancing Opportunity**

With the bonds becoming callable this fall, the City has the opportunity to evaluate whether refinancing would be financially beneficial.

The City has two primary refinancing options:

1. Complete another direct bank placement with a financial institution; or
2. Issue refunding bonds through a competitive public market sale.

Based on discussions with the City's municipal financial advisor, a competitive market sale is expected to generate the most favorable borrowing terms and maximize potential savings.

## **Financial Considerations**

Current market conditions indicate that refinancing could provide meaningful debt service savings.

Potential benefits include:

- Estimated annual debt service savings of approximately **\$50,000 to \$75,000** over the remaining life of the bonds.
- Estimated total debt service reduction of approximately **8% to 10%**.
- Current market conditions suggest the City may be able to obtain an interest rate in the **high 3% range**, representing an approximate one-percentage-point reduction from the existing 4.95% interest rate.

There are also several considerations and risks that should be weighed before proceeding:

- Interest rates remain volatile due to ongoing economic uncertainty, including geopolitical events and inflationary pressures that continue to impact financial markets.
- If the bonds are refinanced through a public market sale, the new bonds will likely include a **10-year call protection period**, preventing another refinancing opportunity until approximately 2036. While refinancing now may capture current savings, it could limit the City's ability to refinance again should interest rates decline further in the coming years.
- There is no requirement for the City to refinance the bonds in 2026. The City may choose to monitor market conditions and revisit refinancing at a later date if circumstances become more favorable.

## **Proposed Timeline**

Should the Council direct staff to proceed, the anticipated refinancing process would require approximately **10 to 12 weeks** and would include the following major milestones:

- Update the City's bond rating with Moody's Ratings.
- Adoption of a Parameters Resolution authorizing the sale.
- Preparation of the Preliminary Official Statement.
- Competitive sale of the refunding bonds.
- Bond closing and funding.

If initiated this month, staff anticipates completing the refinancing in **November 2026**. A draft schedule of events has been included in the Council packet for reference.

## **Discussion Goals**

Determine whether the city council wants to move forward with the refinance process or hold off.

| August |     |     |     |     |     |     | September |     |     |     |     |     |     | October |     |     |     |     |     |     |
|--------|-----|-----|-----|-----|-----|-----|-----------|-----|-----|-----|-----|-----|-----|---------|-----|-----|-----|-----|-----|-----|
| Sun    | Mon | Tue | Wed | Thu | Fri | Sat | Sun       | Mon | Tue | Wed | Thu | Fri | Sat | Sun     | Mon | Tue | Wed | Thu | Fri | Sat |
|        |     |     |     |     |     | 1   |           |     | 1   | 2   | 3   | 4   | 5   |         |     |     |     | 1   | 2   | 3   |
| 2      | 3   | 4   | 5   | 6   | 7   | 8   | 6         | 7   | 8   | 9   | 10  | 11  | 12  | 4       | 5   | 6   | 7   | 8   | 9   | 10  |
| 9      | 10  | 11  | 12  | 13  | 14  | 15  | 13        | 14  | 15  | 16  | 17  | 18  | 19  | 11      | 12  | 13  | 14  | 15  | 16  | 17  |
| 16     | 17  | 18  | 19  | 20  | 21  | 22  | 20        | 21  | 22  | 23  | 24  | 25  | 26  | 18      | 19  | 20  | 21  | 22  | 23  | 24  |
| 23     | 24  | 25  | 26  | 27  | 28  | 29  | 27        | 28  | 29  | 30  |     |     |     | 25      | 26  | 27  | 28  | 29  | 30  | 31  |
| 30     | 31  |     |     |     |     |     |           |     |     |     |     |     |     |         |     |     |     |     |     |     |

| Day      | Date         | Event                                                                                                                                                                     | Responsibility        |
|----------|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| Tuesday  | August 11    | Discuss potential refunding of the MBA of Syracuse City Lease Revenue Bonds, Series 2023 with City Council                                                                | MA                    |
| Monday   | August 31    | Bond Counsel distributes draft Super Parameters Resolution to the working group.                                                                                          | BC                    |
| Monday   | August 31    | Draft POS is sent to the working group                                                                                                                                    | MA                    |
| Tuesday  | September 8  | Regular City Council and Special MBA meeting for adoption of Super Parameters Resolution and approving the form of the POS – City Council approves master lease agreement | CC                    |
| Monday   | September 14 | Due Diligence (1:30 p.m. at City Hall)                                                                                                                                    | CM, ACM, BC, A, MA    |
| Monday   | September 21 | Draft Rating Presentation is sent to the working group                                                                                                                    | MA                    |
| Monday   | September 28 | Rating packet is sent to rating agency                                                                                                                                    | MA                    |
| Tuesday  | September 29 | Rating presentation                                                                                                                                                       | CM, ACM, M, MA        |
| Tuesday  | October 13   | Rating Received                                                                                                                                                           | MA                    |
| Monday   | October 19   | POS sent out to investment community.                                                                                                                                     | MA                    |
| Thursday | October 29   | Competitive Bond Sale.                                                                                                                                                    | ALL                   |
| Monday   | November 2   | Final Official Statement is delivered to Underwriter                                                                                                                      | MA                    |
| Monday   | November 2   | Closing documents are delivered to the working group.                                                                                                                     | BC                    |
| Tuesday  | November 3   | Comments on closing documents due by this date.                                                                                                                           | MA, CM, ACM, CR, A, P |
| Thursday | November 5   | Closing: Delivery of Funds. (Gilmore Bell- 9:30 a.m.)                                                                                                                     | ALL                   |

| LEGEND |                                                       |                               |
|--------|-------------------------------------------------------|-------------------------------|
| A      | Attorney.....                                         | Colin Winchester              |
| ACM    | Assistant City Manager.....                           | Stephen Marshall              |
| BC     | Bond Counsel.....                                     | Gilmore & Bell, P.C.          |
| CC     | City Council.....                                     | Syracuse City Council Members |
| CM     | City Manager/City Treasurer.....                      | Brody Bovero                  |
| CR     | Administrative Services Director / City Recorder..... | Cassie Brown                  |
| M      | Mayor.....                                            | Dave Maughan                  |
| MA     | Municipal Advisor.....                                | Zions Public Finance          |
| P      | Purchaser.....                                        | TBD                           |
| T      | Trustee.....                                          | Zions Corporate Trust         |





# COUNCIL AGENDA

August 11, 2026

## Agenda item "c.1"

## Pre-Application Consultation

### **Summary**

The city has received a request for a 'Pre-Application Consultation' from Chase Andrizzi of DAI Utah. The property in question is located approximately 3300 S 2000 W just south of the new park and ride lot.

### 10.20.065 Pre-application City Council consultation.

*Any landowner or designee may apply for and receive a pre-application consultation with the City Council about a development opportunity that would require a zone change. The consultation is voluntary, informal and nonvesting. The pre-application consultation will occur during a public, nonvoting meeting and individual Council Members will provide their input to the applicant. [Ord. 22-13 § 1 (Exh. A).]*

### **Goals of Discussion**

Provide informal input to the applicant about their proposal.

### **Attachments**

Powerpoint presentation provided by applicant

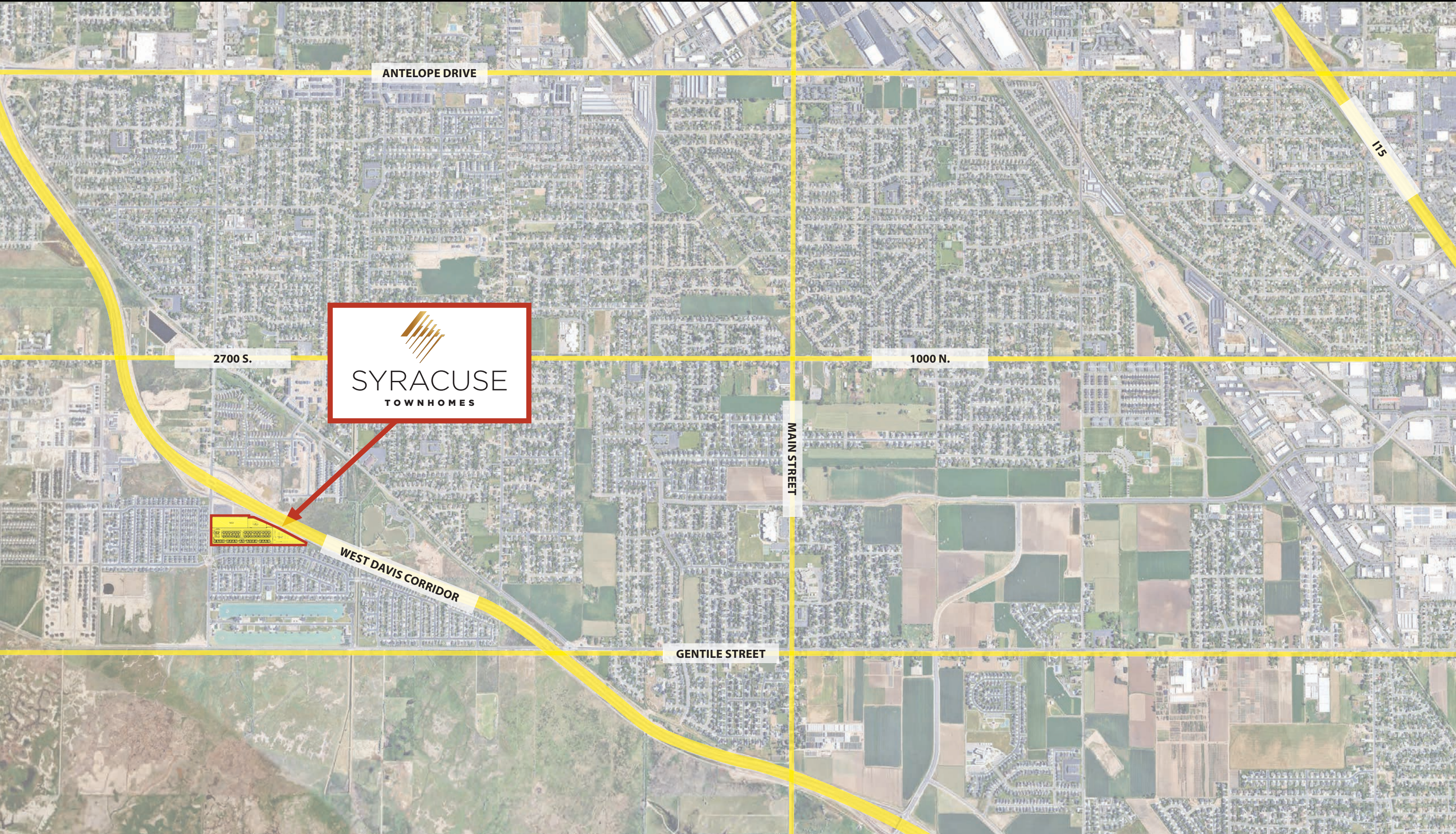


SYRACUSE

TOWNHOMES



# SYRACUSE TOWNHOMES



ANTELOPE DRIVE

2700 S.



1000 N.

MAIN STREET

I15

WEST DAVIS CORRIDOR

GENTILE STREET



# GENERAL PLAN MAP



## General Plan Map



Current as of 12/7/23

Parks, Agriculture, Wetlands  
(A-1)

Civic  
(All Zones)

Low Denisty Residential  
(A-1, R-1, R-2, R-3, Cluster, RPC)

Medium Density Residential  
(Cluster, A-1, R-1,R-2, R-3, RPC, PRD, Neighborhood Services)

High Density Residential  
(A-1, R-1, R-2, R-3, PRD, Neighborhood Services, Mixed Use, G.C., P.O.)

Commercial  
(G.C., P.O., Mixed Use, Neighborhood Services , S.U.)

Industrial  
(Business Park, Industrial, Research Park, Mixed Use, G.C., P.O., S.U.)

MEDIUM DENSITY  
RESIDENTIAL

COMMERCIAL

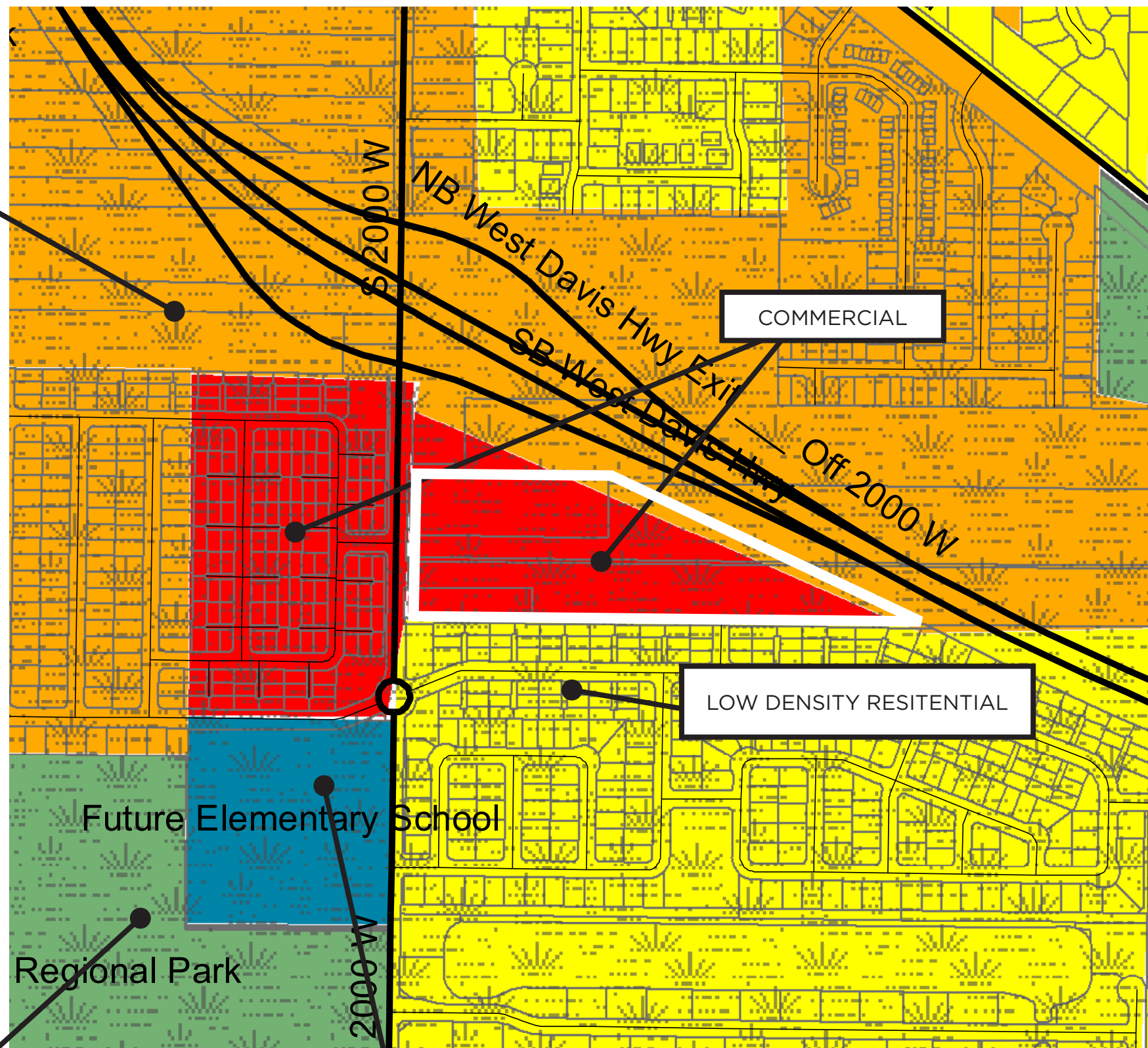
LOW DENSITY RESITENTIAL

Future Elementary School

PARKS, AGRICULTURE,  
WETLANDS

CIVIC

Regional Park





# ZONING MAP



## Syracuse City Zoning Map

▣ Syracuse City Boundary

▨ Town Center Overlay Zone

### Zones

■ A-1 (0.5 Lots per Gross Acre)

■ R-1 (2.3 Lots per Gross Acre)

▨ Cluster

■ R-2 (3.0 Lots per Gross Acre)

■ R-3 (4.0 Lots per Gross Acre)

■ Planned Residential Development (PRD)

■ R-4 (Revoked)

■ Residential Planned Community (RPC)

■ MXD – Mixed Use Development

■ Neighborhood Services (NS)

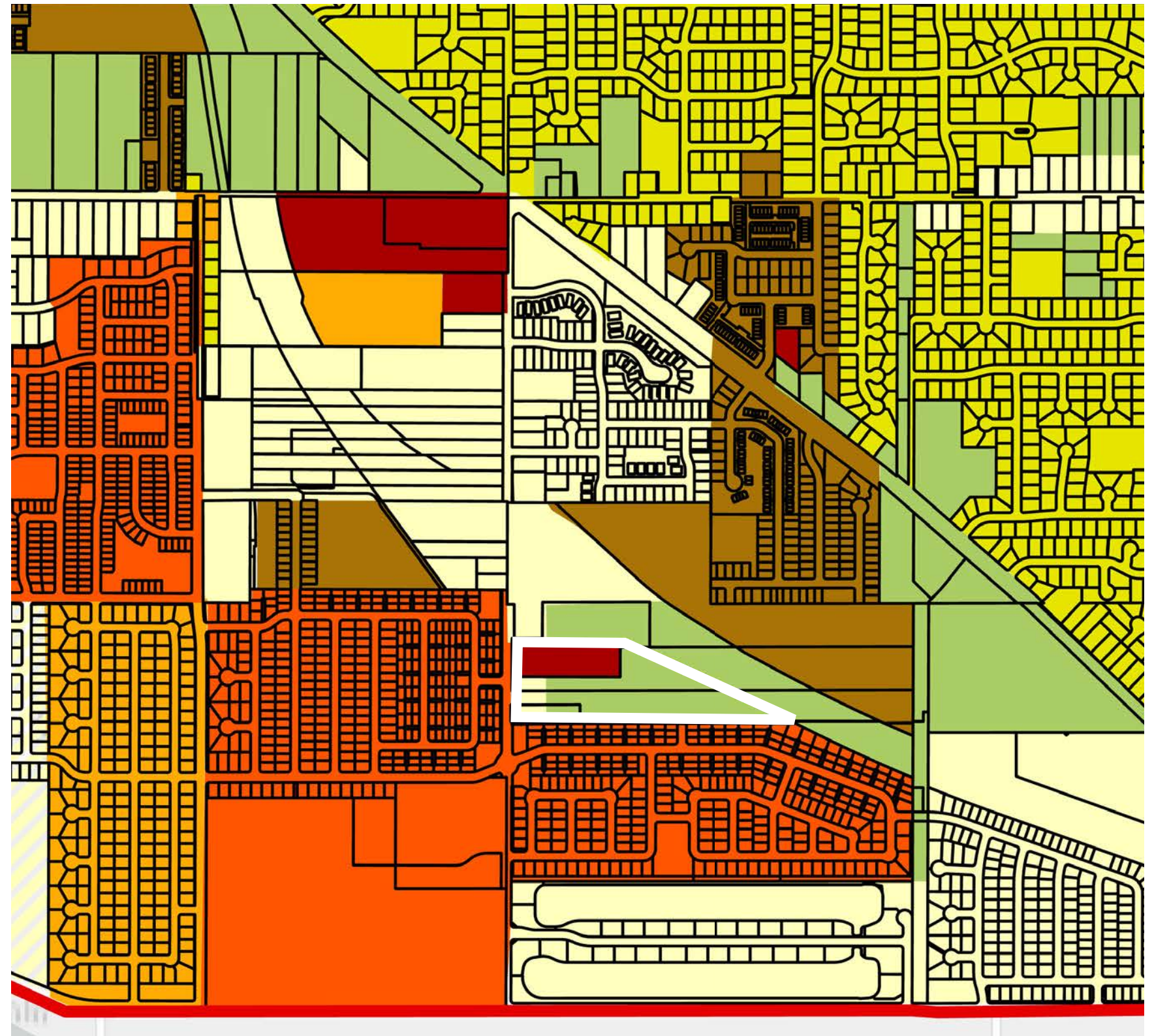
■ General Commercial (GC)

■ Light Commercial (LC)

■ Professional Office (PO)

■ Industrial Development

■ Business Park





# CONCEPT PLAN



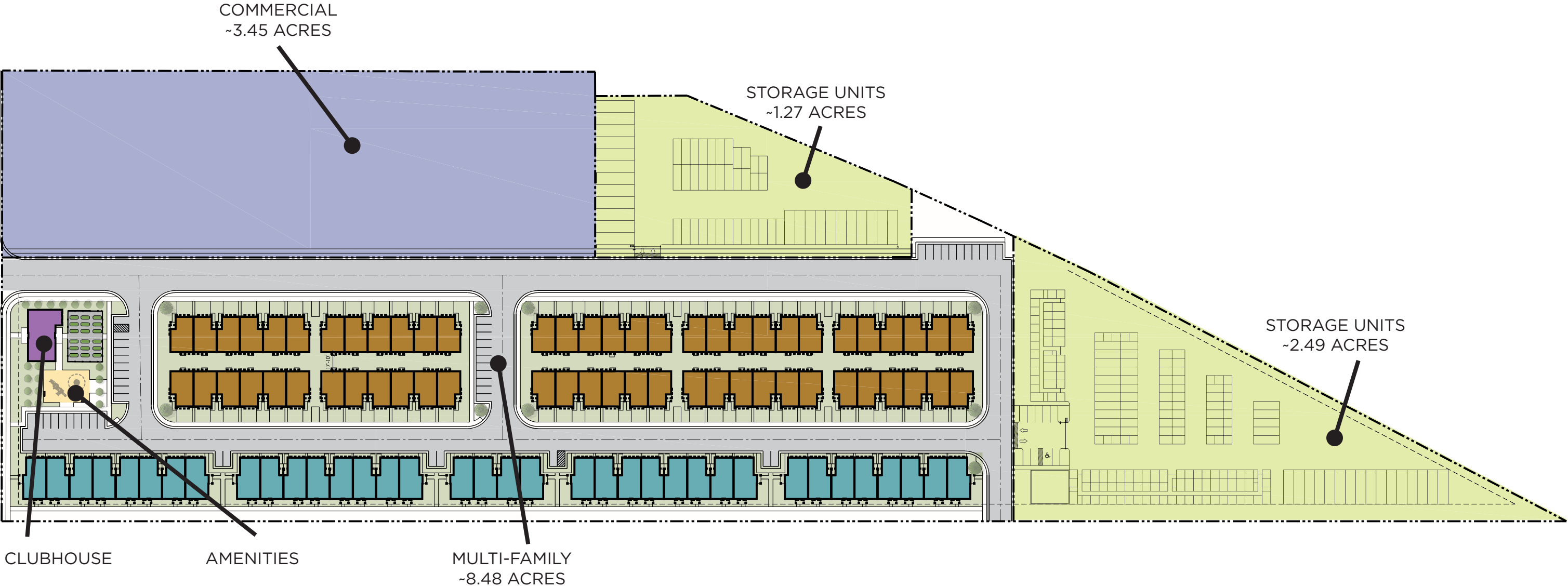
| OVERALL PROJECT SUMMARY     |                          |
|-----------------------------|--------------------------|
| <b>UNIT MIX</b>             |                          |
| TIMBERLINE 1                | = 20                     |
| TIMBERLINE 2                | = 40                     |
| IMPERIAL 1                  | = 36                     |
| ADU                         | = 36                     |
| TOTAL                       | = 96 (11.51 UNITS/ACRE)  |
| <b>MULTI-FAMILY PARKING</b> |                          |
| GARAGE                      | = 192                    |
| DRIVEWAY                    | = 120                    |
| GUEST                       | = 55                     |
| TOTAL                       | = 367 (3.82 STALLS/UNIT) |
| <b>AREAS</b>                |                          |
| COMMERCIAL                  | = ~3.45 ACRES            |
| STORAGE UNITS               | = ~3.76 ACRES            |
| MULTI-FAMILY                | = ~8.48 ACRES            |
| TOTAL ACREAGE               | = ~15.69 ACRES           |



# OVERVIEW



| UNITS | ACRES | DENSITY | PARKING SPACES/UNIT |
|-------|-------|---------|---------------------|
| 96    | ~16   | 6.1     | 2.78                |





# TIMBERLINE | 3 BEDROOMS





# TIMBERLINE | 3 BEDROOMS





# IMPERIAL | 1 & 2 BEDROOMS





# IMPERIAL | 1 & 2 BEDROOMS





# IMPERIAL | 1 & 2 BEDROOMS



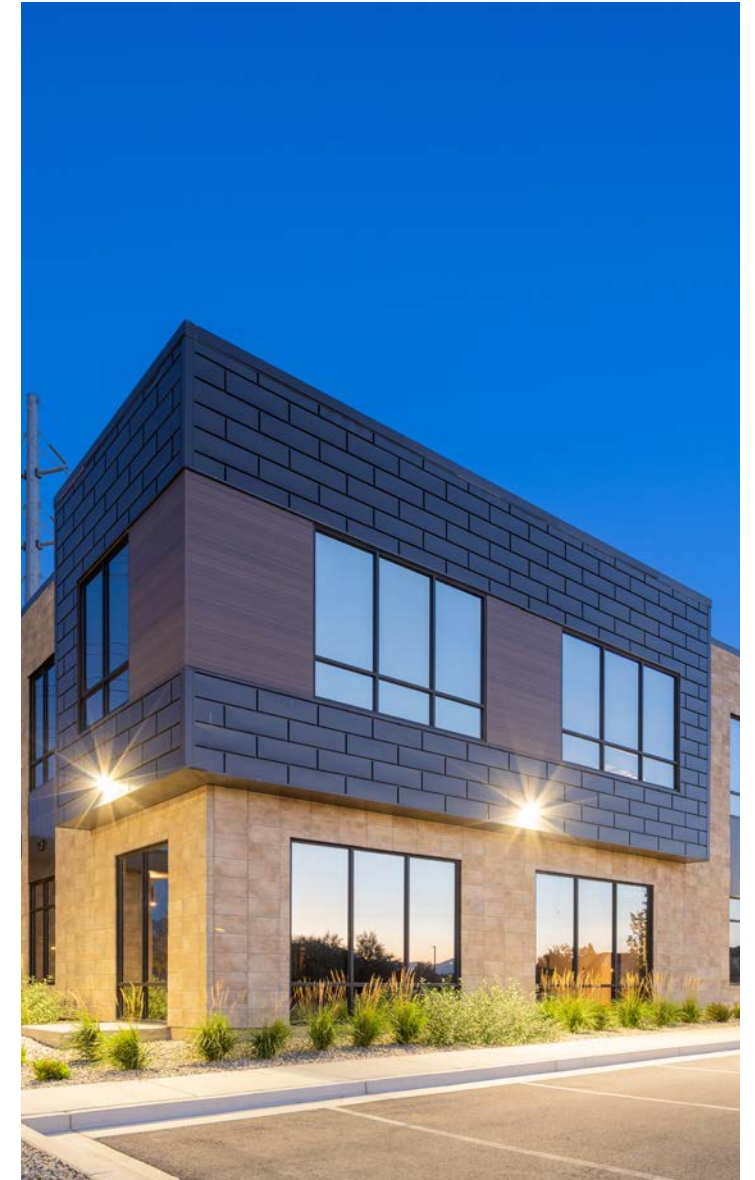


# GAS STATION CONVENIENCE STORE



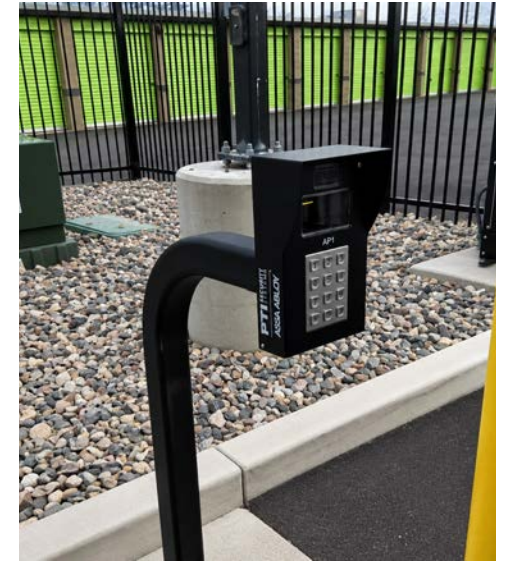


# STUDIO BUSINESS PARK





# EXTRA SPACE STORAGE FACILITIES





# IMPERIAL | 1-BED



1-CAR GARAGE



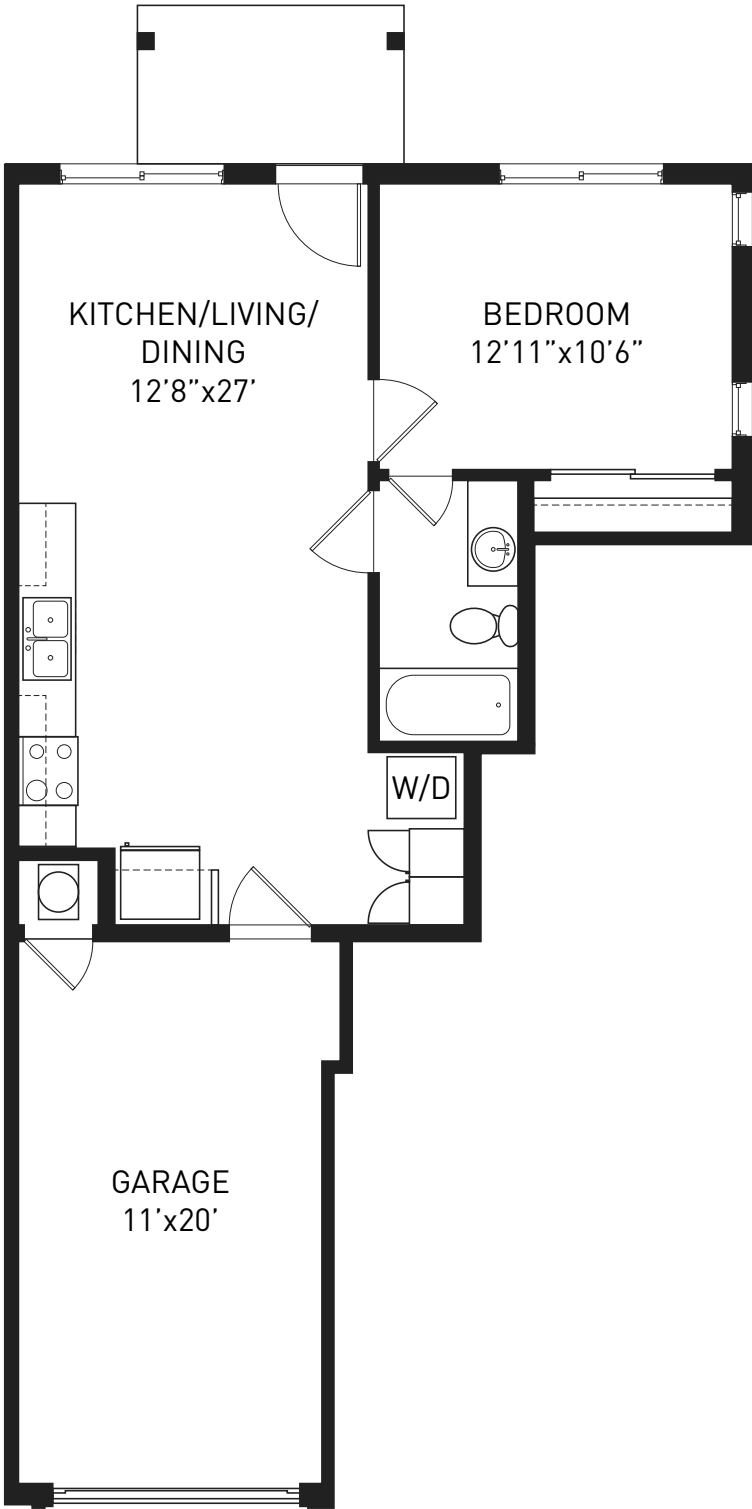
NO GARAGE

**Bedrooms | 1**  
**Baths | 1**  
**Middle Unit | 618 SF**  
**End Unit | 626 SF**

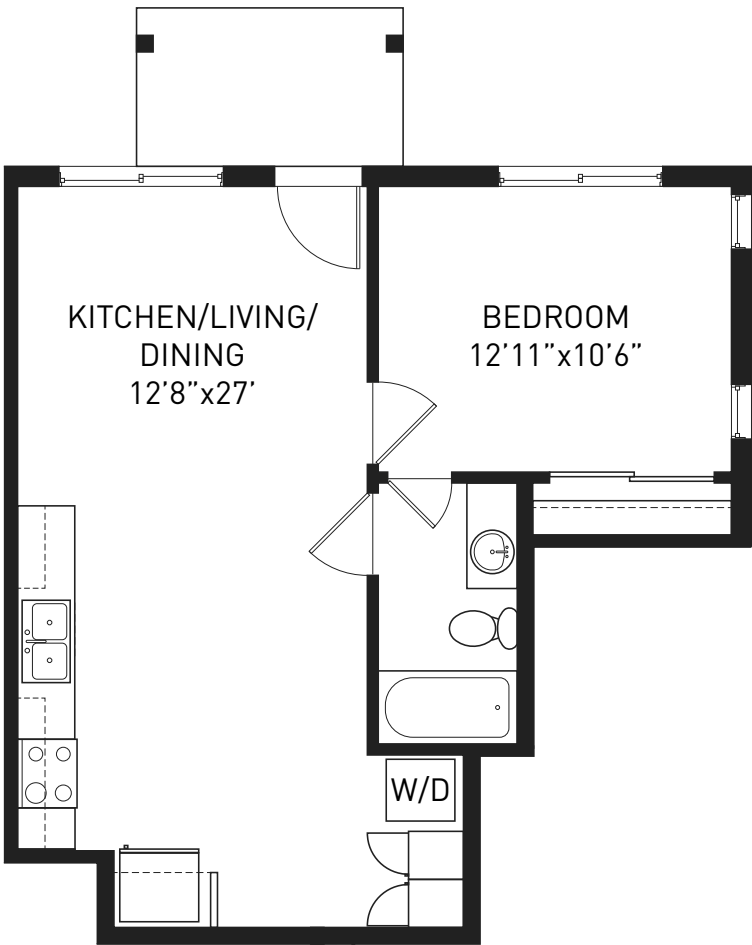
*Floor plans are artist renderings. Actual product and specifications may vary in dimension or detail. Not all features are available in every home. See a representative for details.*



IMPERIAL | 1-BED



1-CAR GARAGE



NO GARAGE

Floor plans are artist renderings. All dimensions are approximate. Actual product and specifications may vary in dimension or detail. Not all features are available in every home. See a representative for details.



# IMPERIAL | 2-BED



SECOND  
FLOOR



FIRST FLOOR  
1-CAR GARAGE



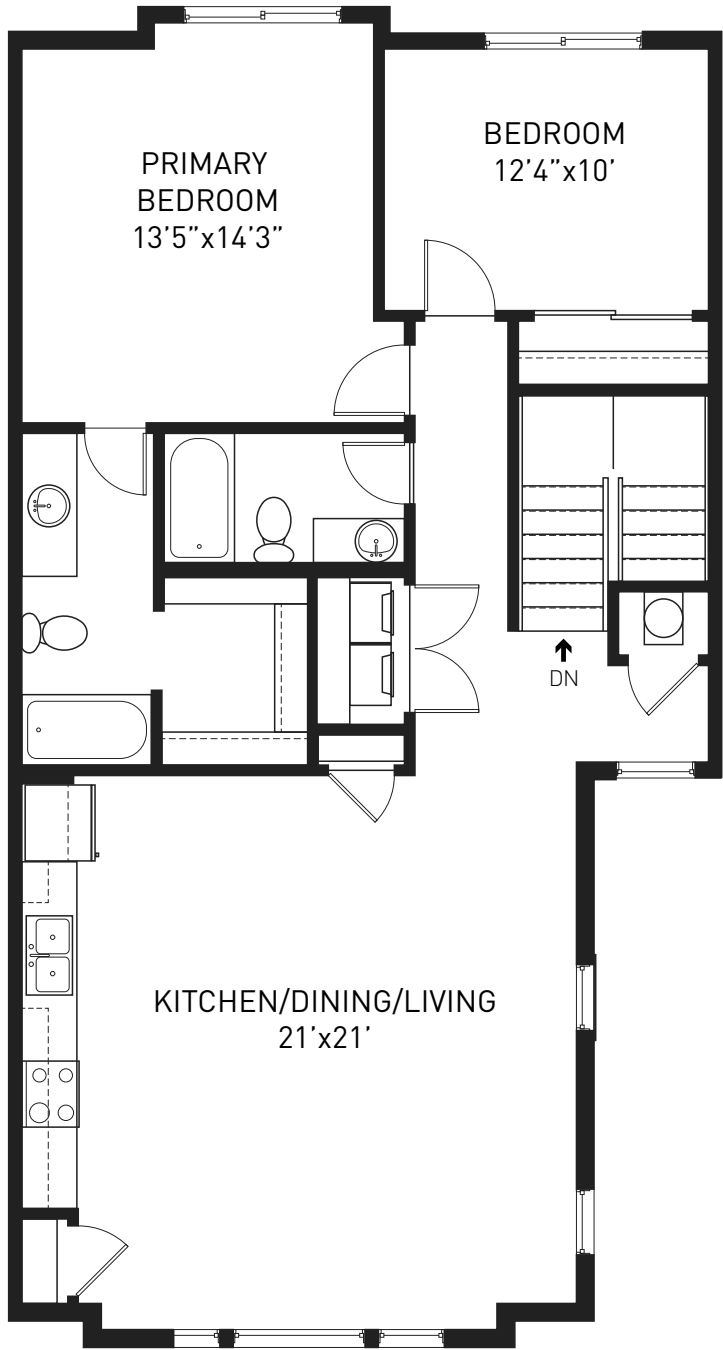
FIRST FLOOR  
2-CAR GARAGE

**Bedrooms | 2**  
**Baths | 2**  
**Middle Unit | 1,325 SF**  
**End Unit | 1,289 SF**

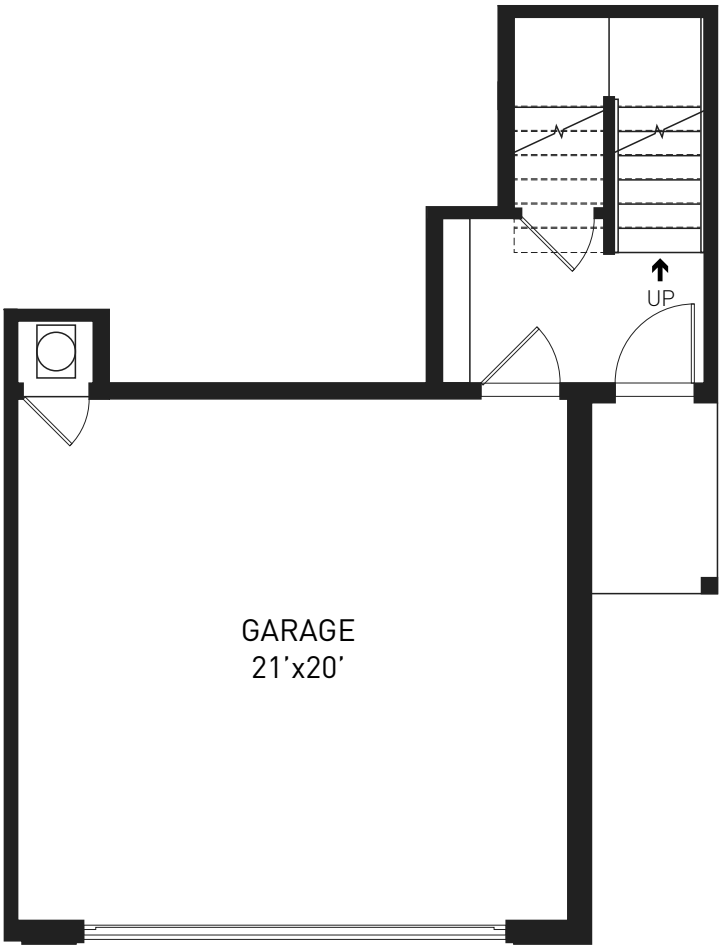
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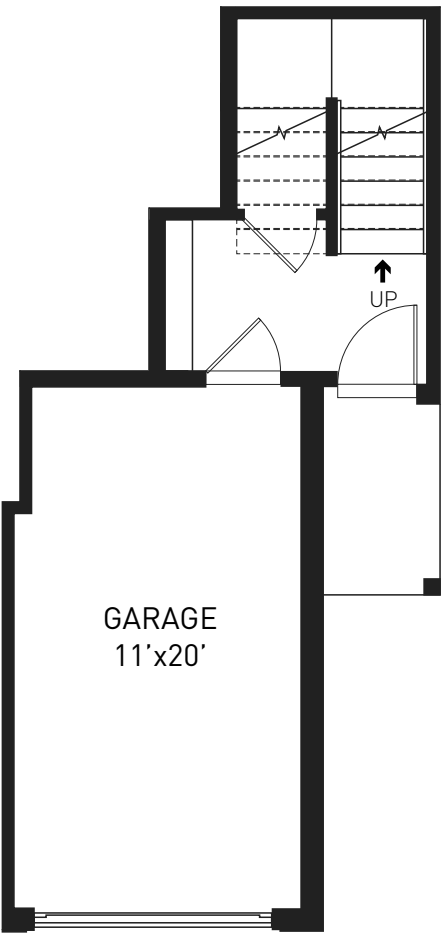
# IMPERIAL | 2-BED



SECOND FLOOR



FIRST FLOOR | 2-CAR GARAGE



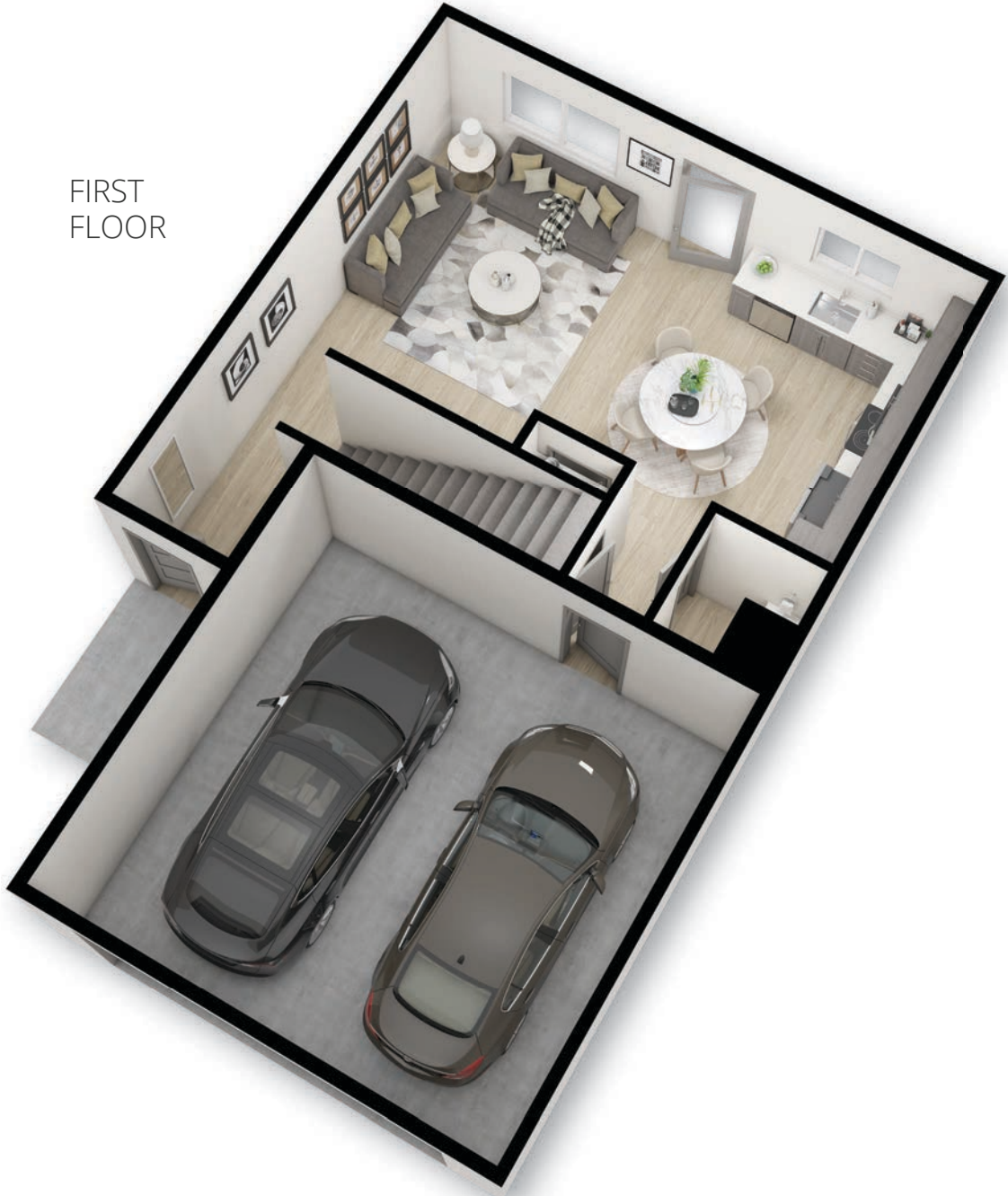
FIRST FLOOR | 1-CAR GARAGE

*Floor plans are artist renderings. All dimensions are approximate. Actual product and specifications may vary in dimension or detail. Not all features are available in every home. See a representative for details.*





FIRST FLOOR



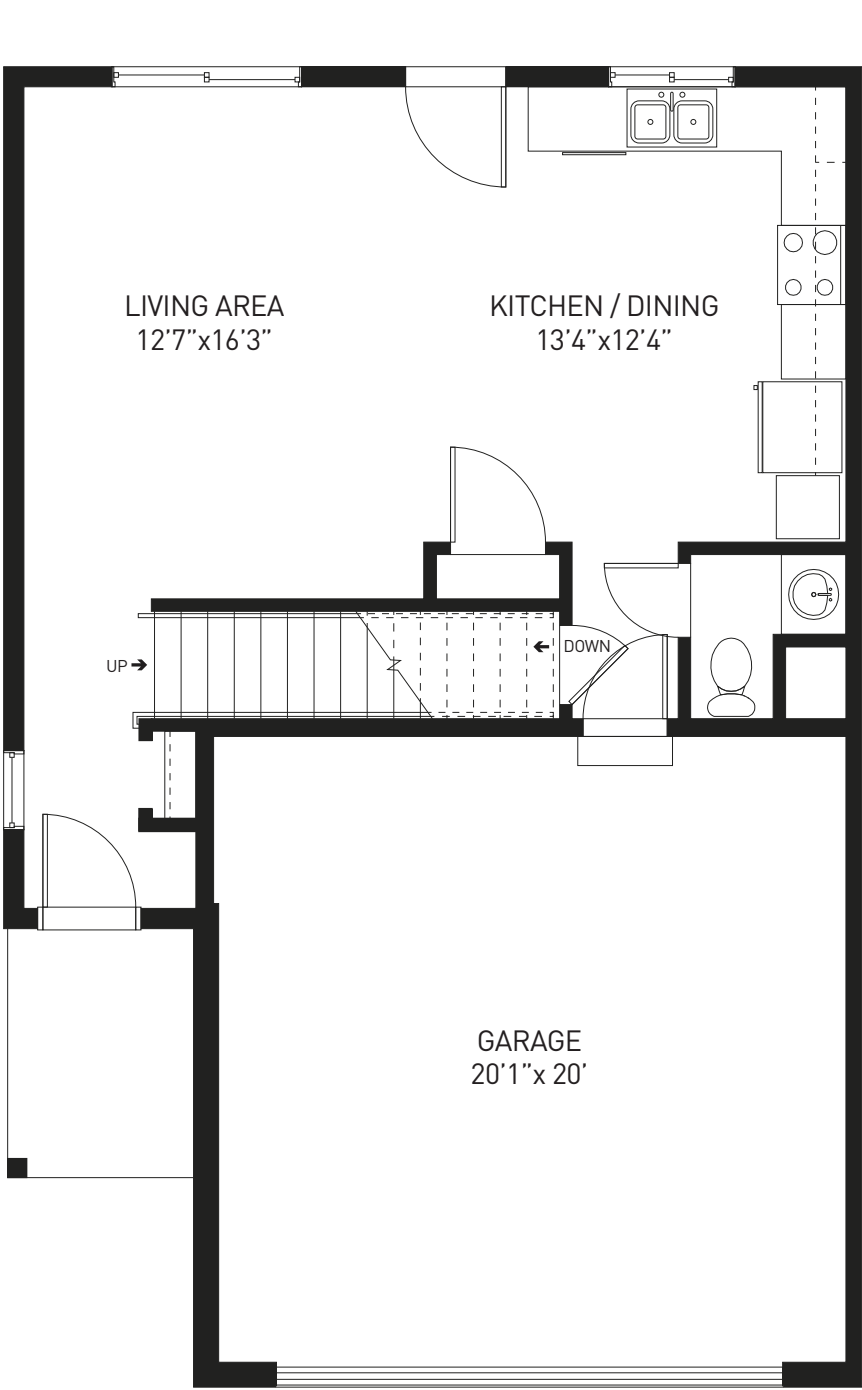
SECOND FLOOR



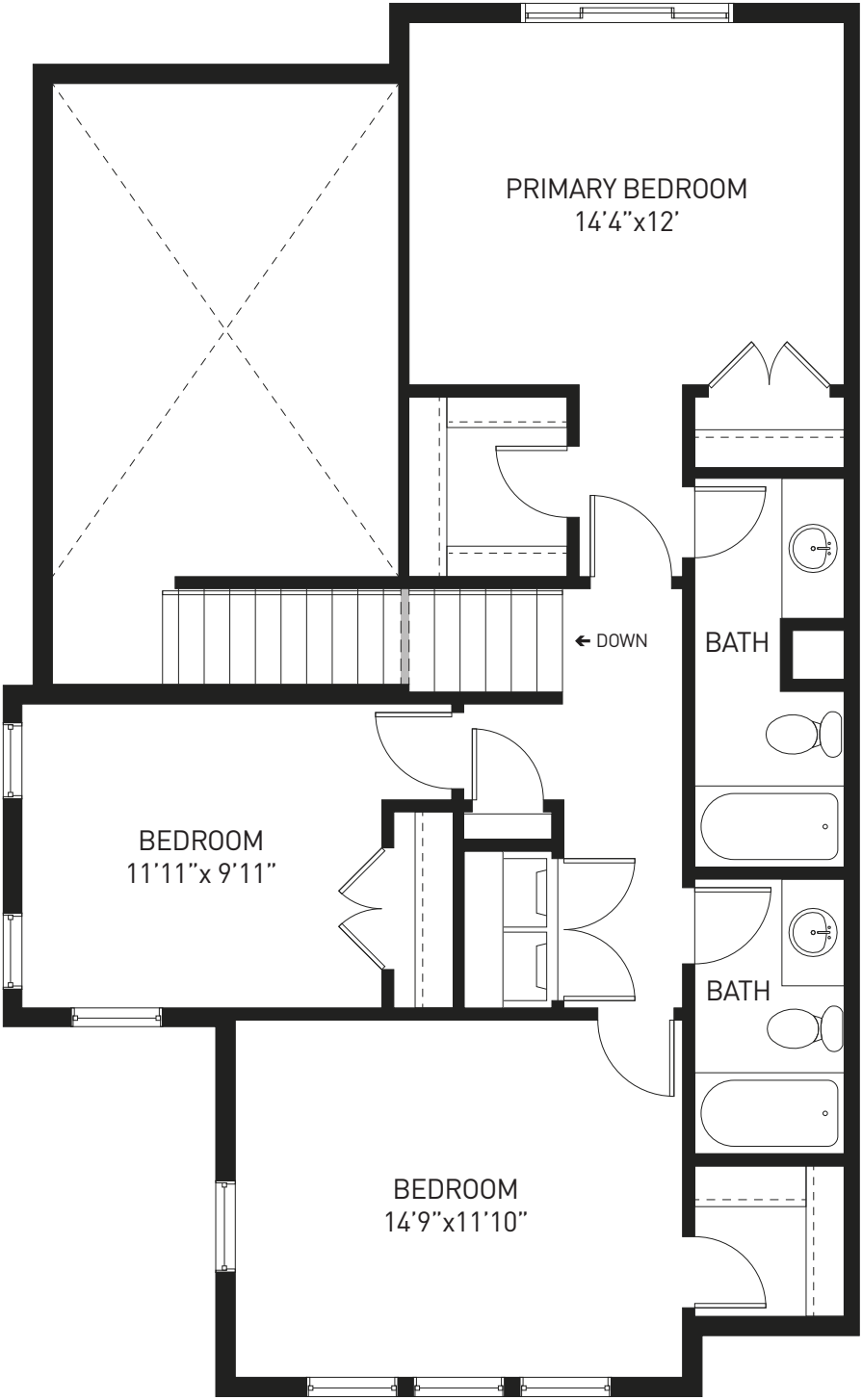
**Bedrooms | 3**  
**Baths | 2.5**  
**End 1,451 SF | Middle 1,468 SF**

*Floor plans are artist renderings. Actual product and specifications may vary in dimension or detail. Not all features are available in every home. See a representative for details.*





FIRST FLOOR

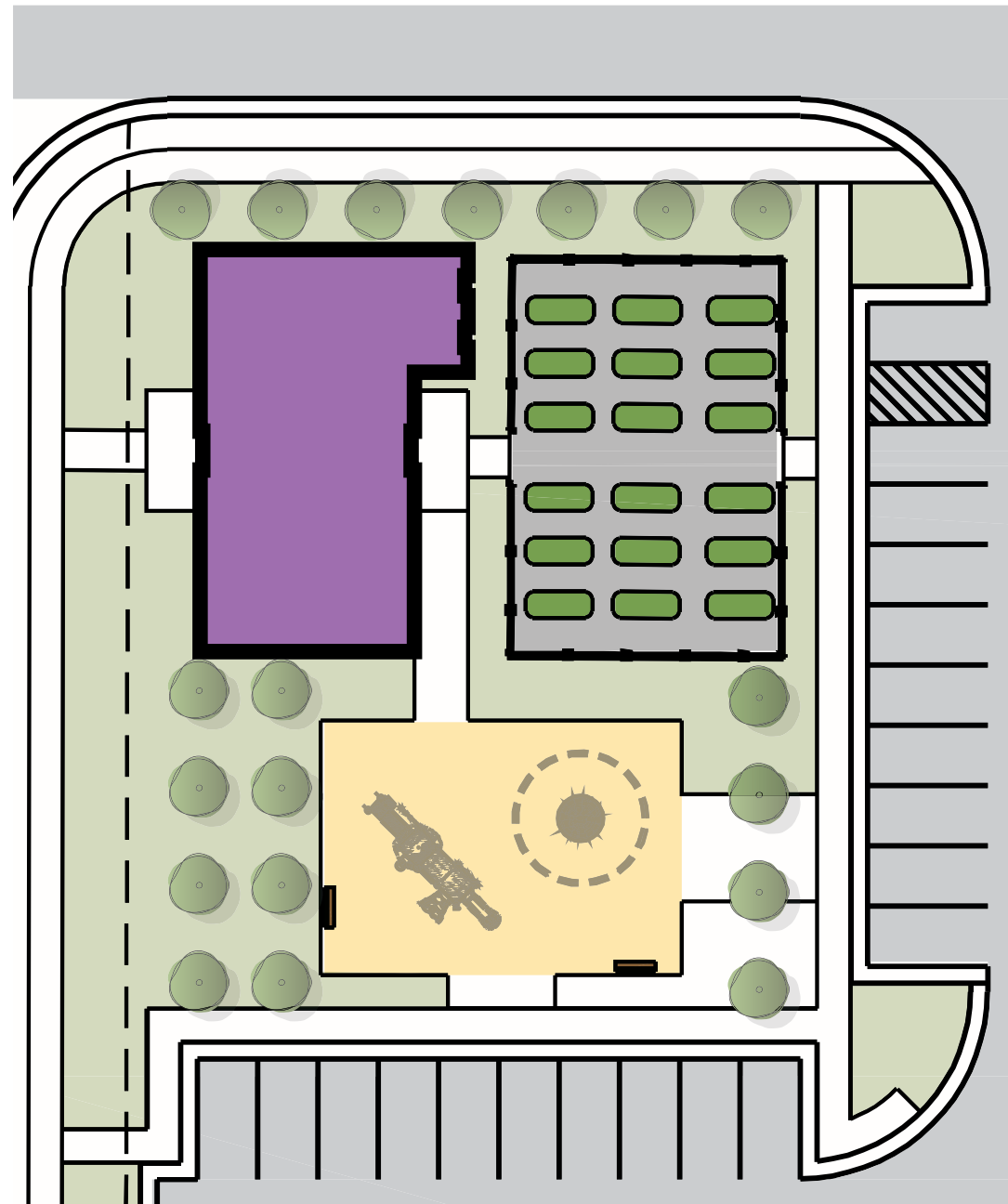


SECOND FLOOR

Floor plans are artist renderings. All dimensions are approximate. Actual product and specifications may vary in dimension or detail. Not all features are available in every home. See a representative for details.



# AMENITIES



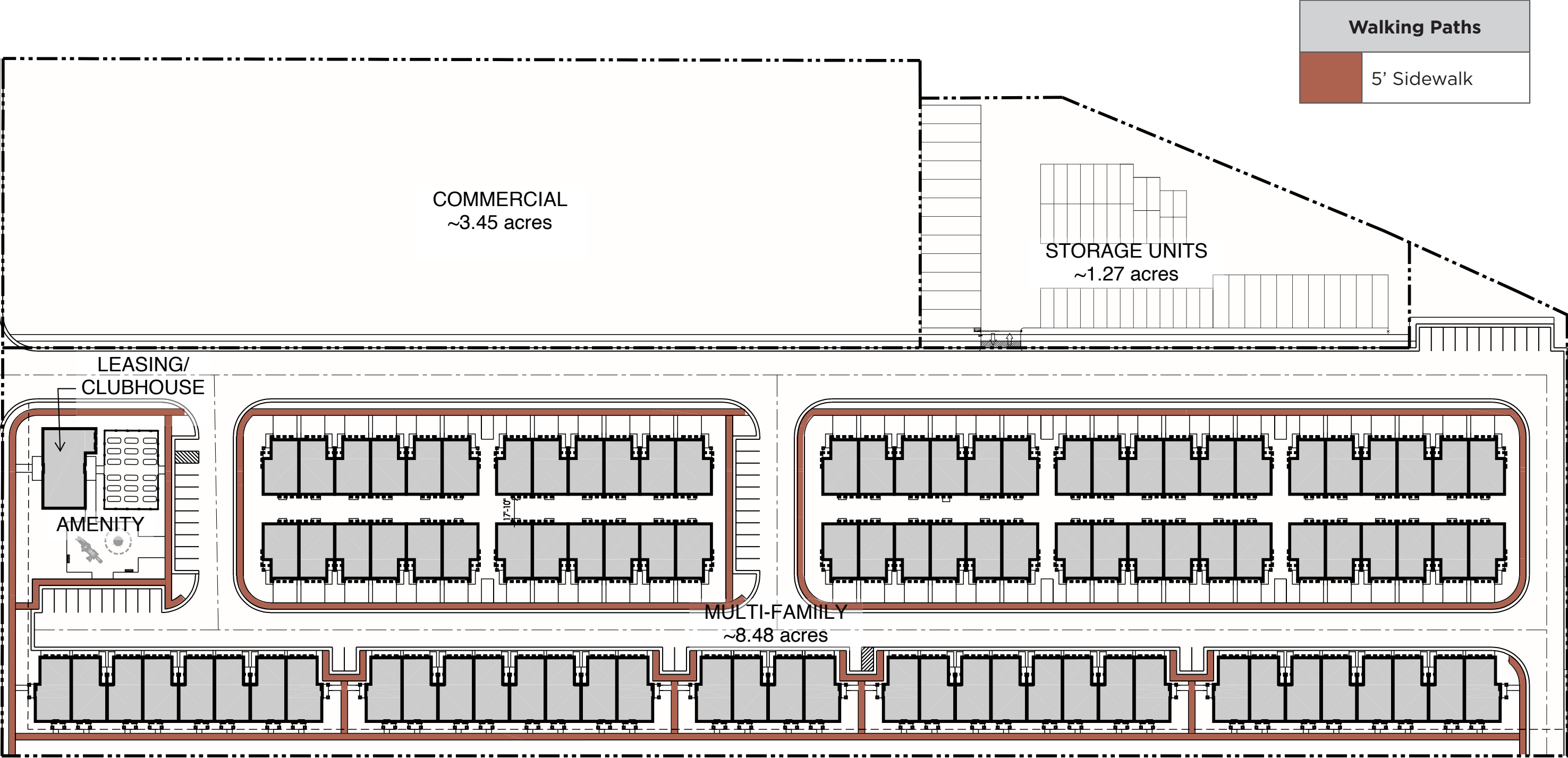


# CLUBHOUSE



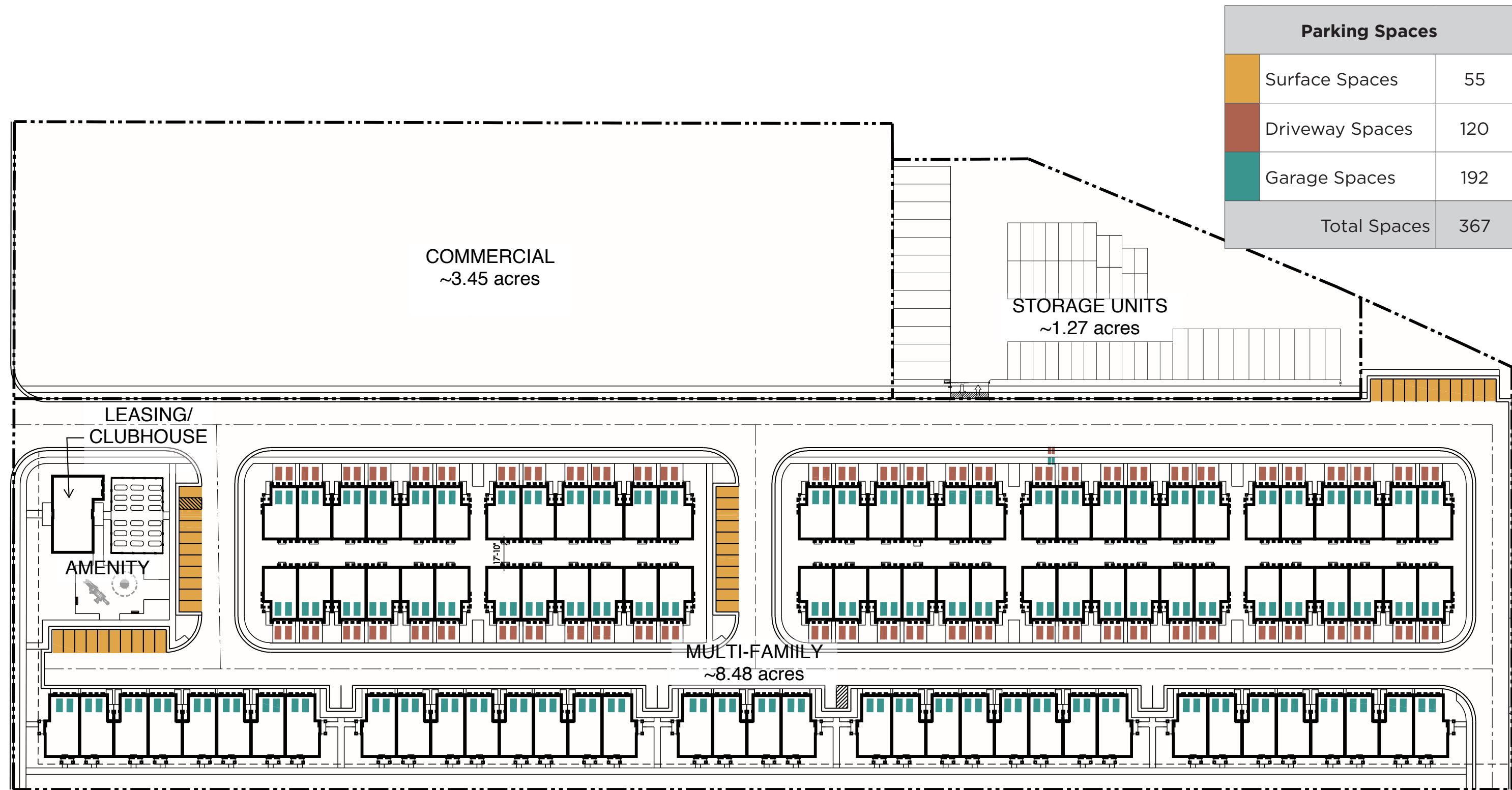


# CONNECTIVITY



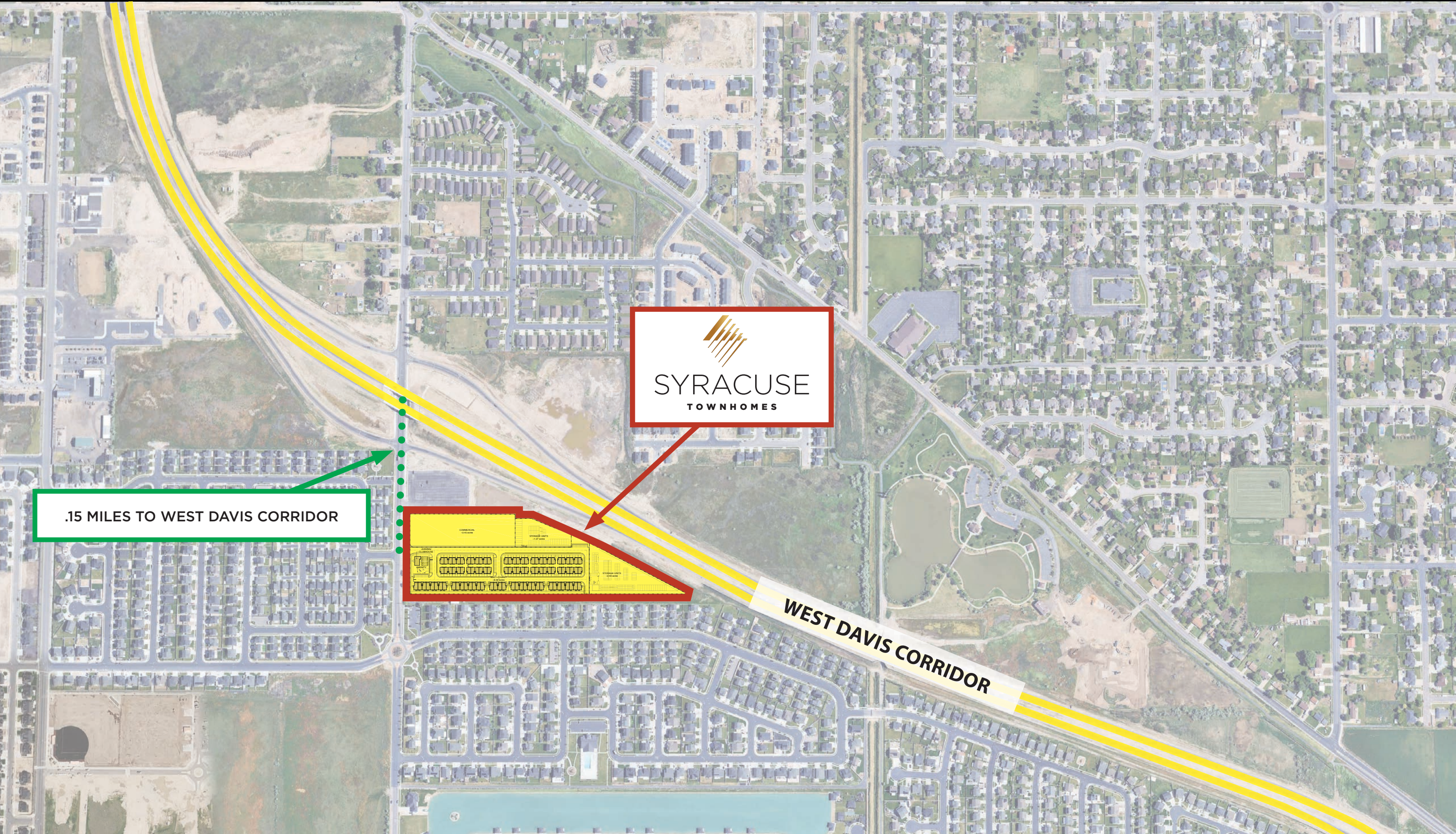


# PARKING DESIGNATION MAP





# TRAFFIC FLOW



.15 MILES TO WEST DAVIS CORRIDOR

  
SYRACUSE  
TOWNHOMES

WEST DAVIS CORRIDOR



# Thank You!







# COUNCIL AGENDA

August 11, 2026

## Proposed Rezone from R-2 to A-1

### Agenda item "c.2"

#### Summary

The city has received an application from Michael Shampton to rezone parcel 12-938-0034 (.684 acres). The property is located approximately 2961 S 1550 W. The property is owned by Michal and Shauna Shampton. The existing zoning is R-2 and the proposed zoning is A-1. The reason for the rezone request as stated by the applicant is as follows.

*"The immediate intent for this rezone is to allow the property owner to legally keep and care for small, domesticated livestock—specifically, Nigerian pygmy goats—for personal hobby use, companionship, and vegetation management."*

Agriculturally zoned lots (A-1), containing a minimum of 21,780 square feet are allocated 40 animal points with an additional accrual of one point for each 1,089 square feet thereafter. The property in question is approximately 29,795 square feet in size, allowing for 47 animal points. The points can be 'spent' in any combination consistent with the table found in SMO 10.30.040. See below for table.

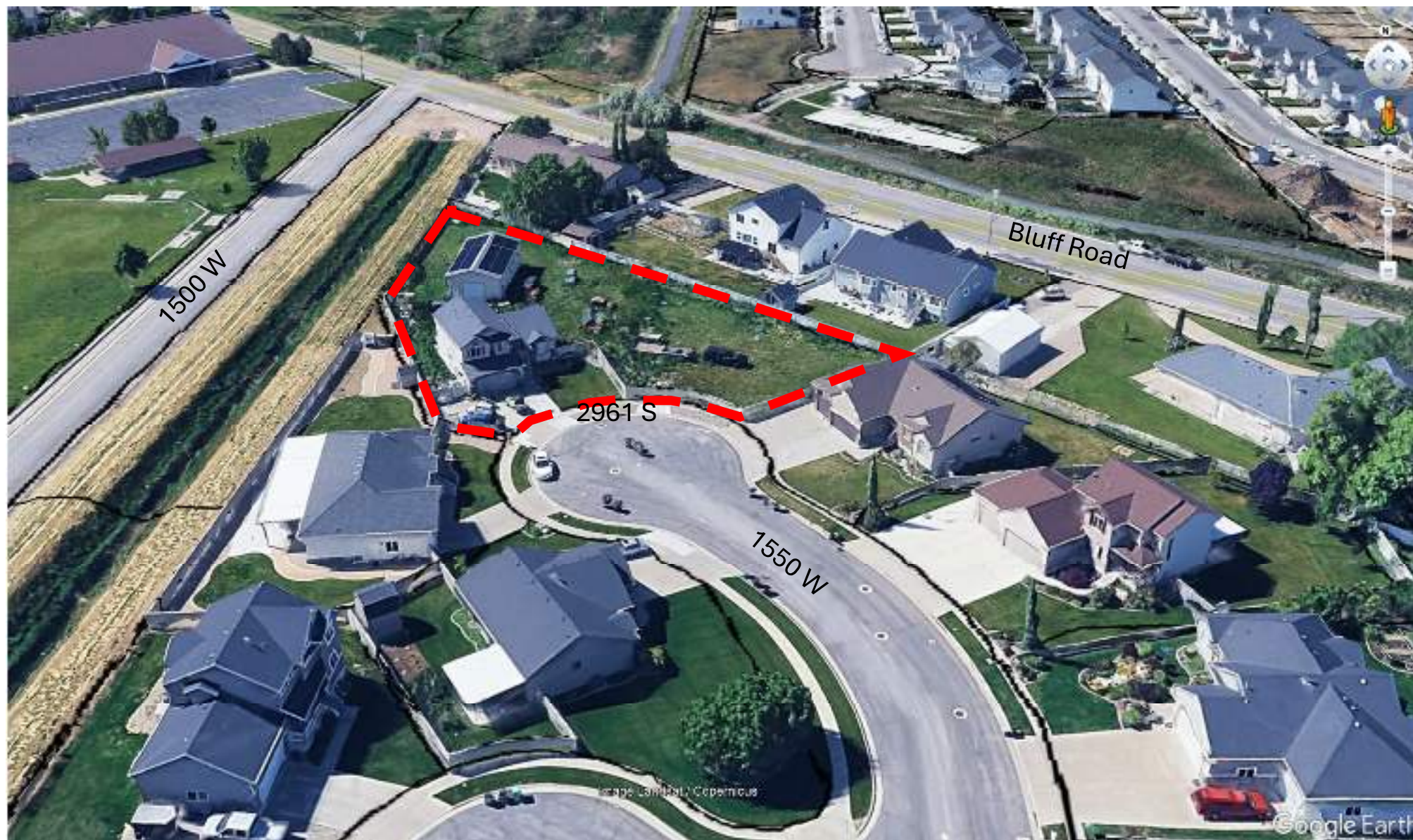
|       |                                                                                              |                  |
|-------|----------------------------------------------------------------------------------------------|------------------|
| (i)   | Large animals such as horses, llamas, emus, ostriches or cows                                | 20 points each   |
| (ii)  | Medium animals such as sheep or goats                                                        | 10 points each   |
| (iii) | Large fowl such as turkey or geese                                                           | Five points each |
| (iv)  | Small fowl such as pheasant, pigeons, ducks or hens                                          | Two points each  |
| (v)   | Small animals such as rabbits or pygmy goats                                                 | Two points each  |
| (vi)  | Pigs (provided their pens are at least 200 feet from neighboring <a href="#">dwellings</a> ) | 100 points each  |

The general plan for the property is Low Density Residential. The proposed zoning is congruent with the general plan. Minimum lot size in the A-1 is .5 acre and the existing lot size is compliant at .684 acres.

#### Goals of Discussion

Planning Commission held a public hearing and reviewed the request on 8/4/26. They are forwarding a recommendation to approve. The goal of this discussion is to decide if it is ready to be forwarded to a voting meeting.



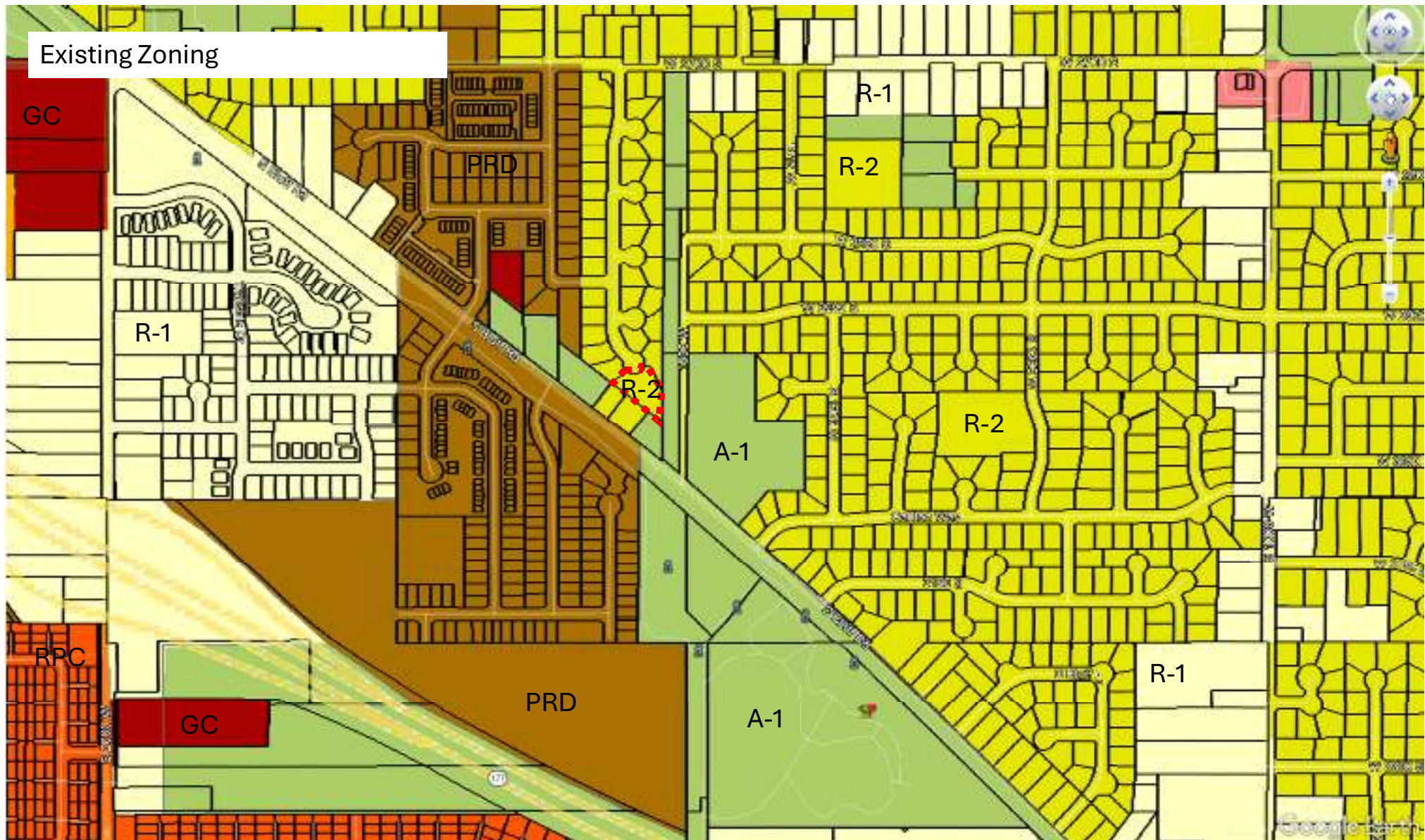






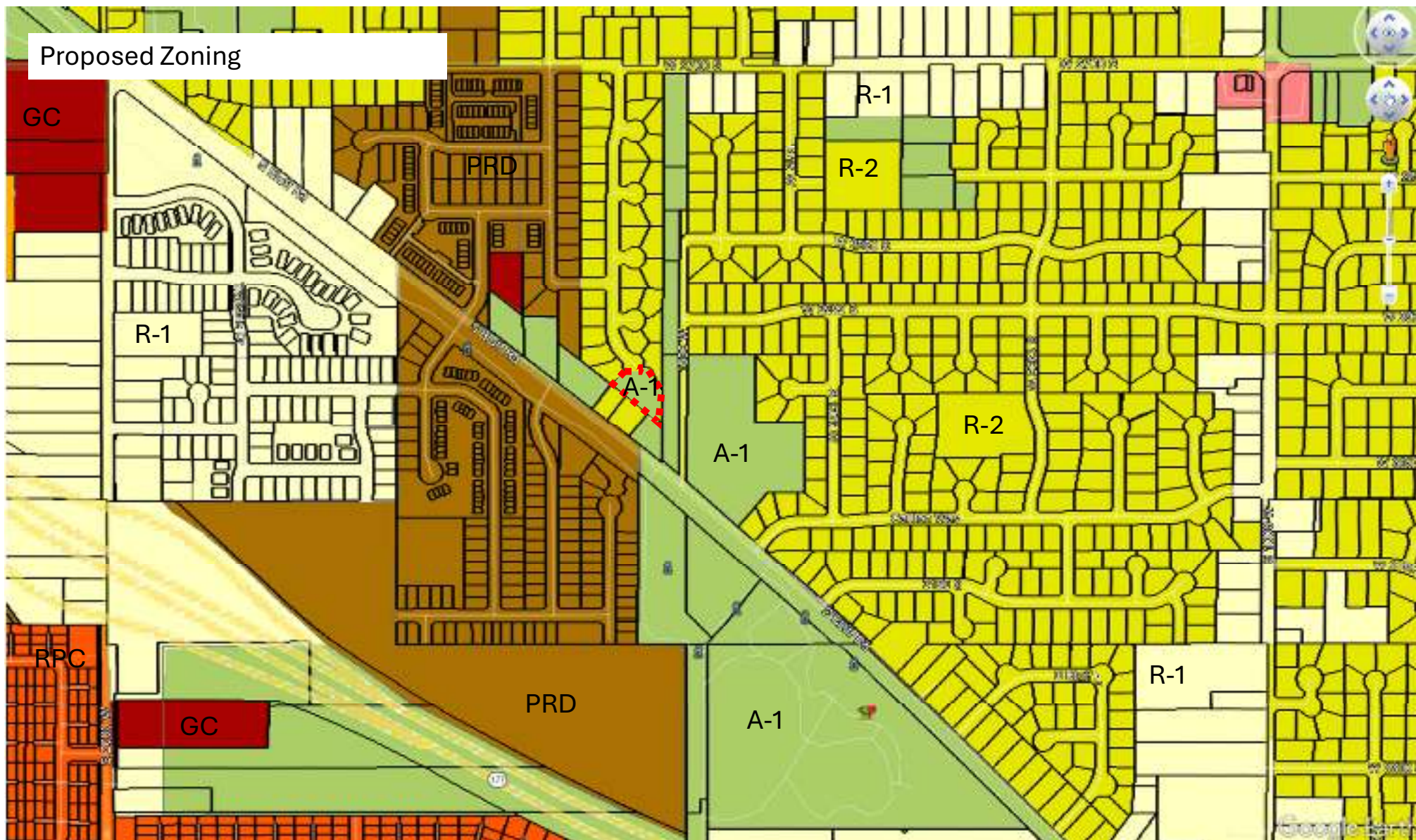


Existing Zoning





Proposed Zoning







# COUNCIL AGENDA

August 11, 2026

## Proposed Rezone from A-1 to LC

### Agenda item "c.3"

#### *Summary*

The city has received an application from Blake Anderson to rezone parcel 12-092-0148 (.358 acres). The property is located approximately 2207 W 1700 S which is the southeast corner of Antelope Drive and 2210 West. The property is owned by Rake LLC. The existing zoning is Agricultural (A-1) and the proposed zoning is Light Commercial (LC). The reason for the rezone request as stated by the applicant is as follows.

*The current A-1 zoning does not permit commercial use, and the applicant proposes to construct a 65' x 30' (1,950 sq. ft.) commercial building on the site to accommodate a small-scale commercial use such as retail, a professional office (e.g., dental office), or a personal service business (e.g., hair salon). The specific tenant/use has not yet been finalized, but any use will be low-traffic, small-scale, and consistent with neighborhood-serving commercial uses. Given the parcel's location along Antelope Drive within the Town Center Overlay Zone, a commercial designation is consistent with the intended character and development pattern for this corridor. The proposed rezone will allow for productive commercial use of the property while remaining compatible with the Town Center Overlay Zone's design and use objectives and the surrounding mix of residential and commercial development.*

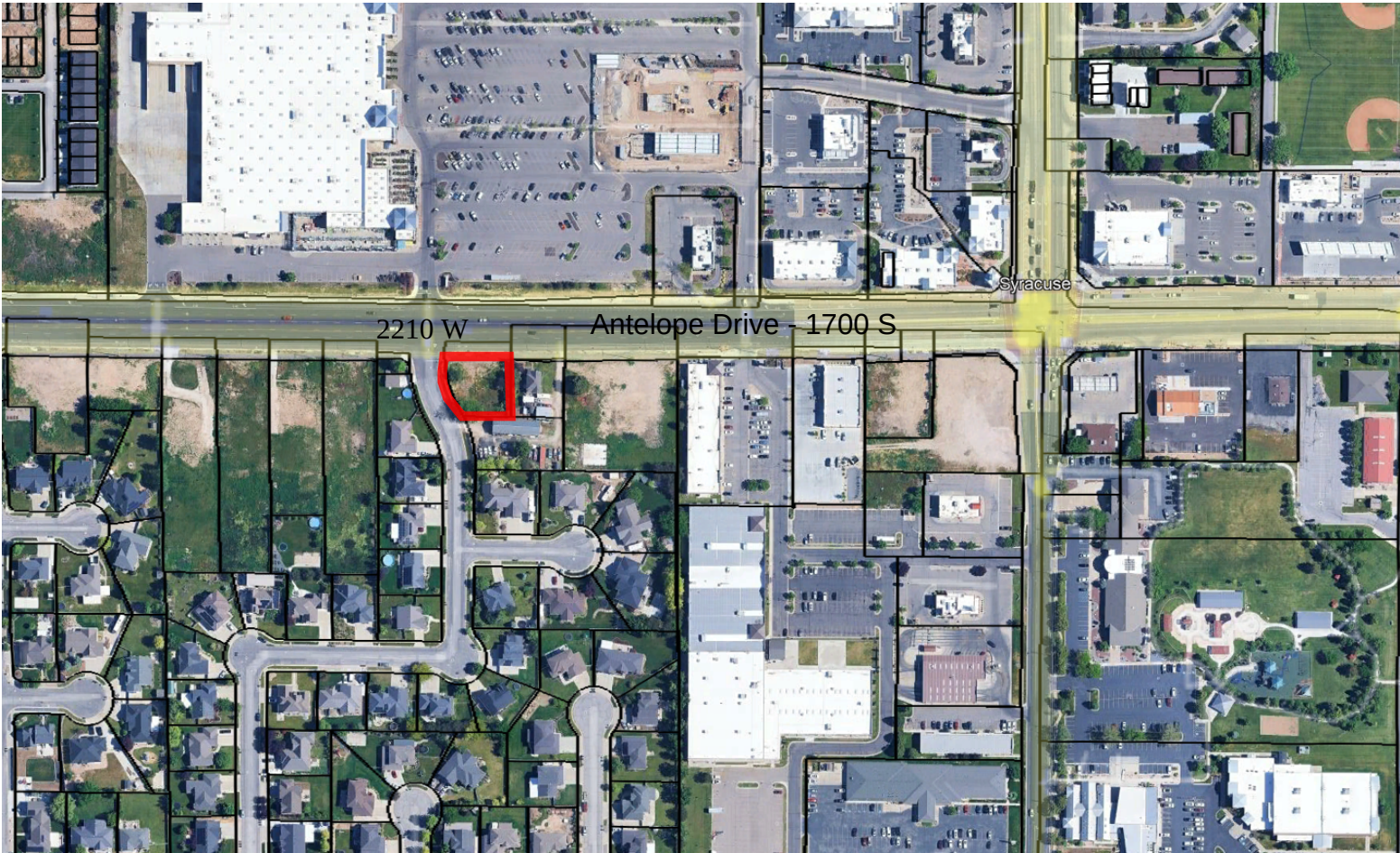
The general plan for the property is Commercial. The proposed zoning is congruent with the general plan.

#### *Goals of Discussion*

Planning Commission is planning on holding a public hearing on 8/18/26 where they will forward a recommendation to either approve, approve with modifications, or deny. The goal of this discussion is to decide if it is ready to be forwarded to a voting meeting.

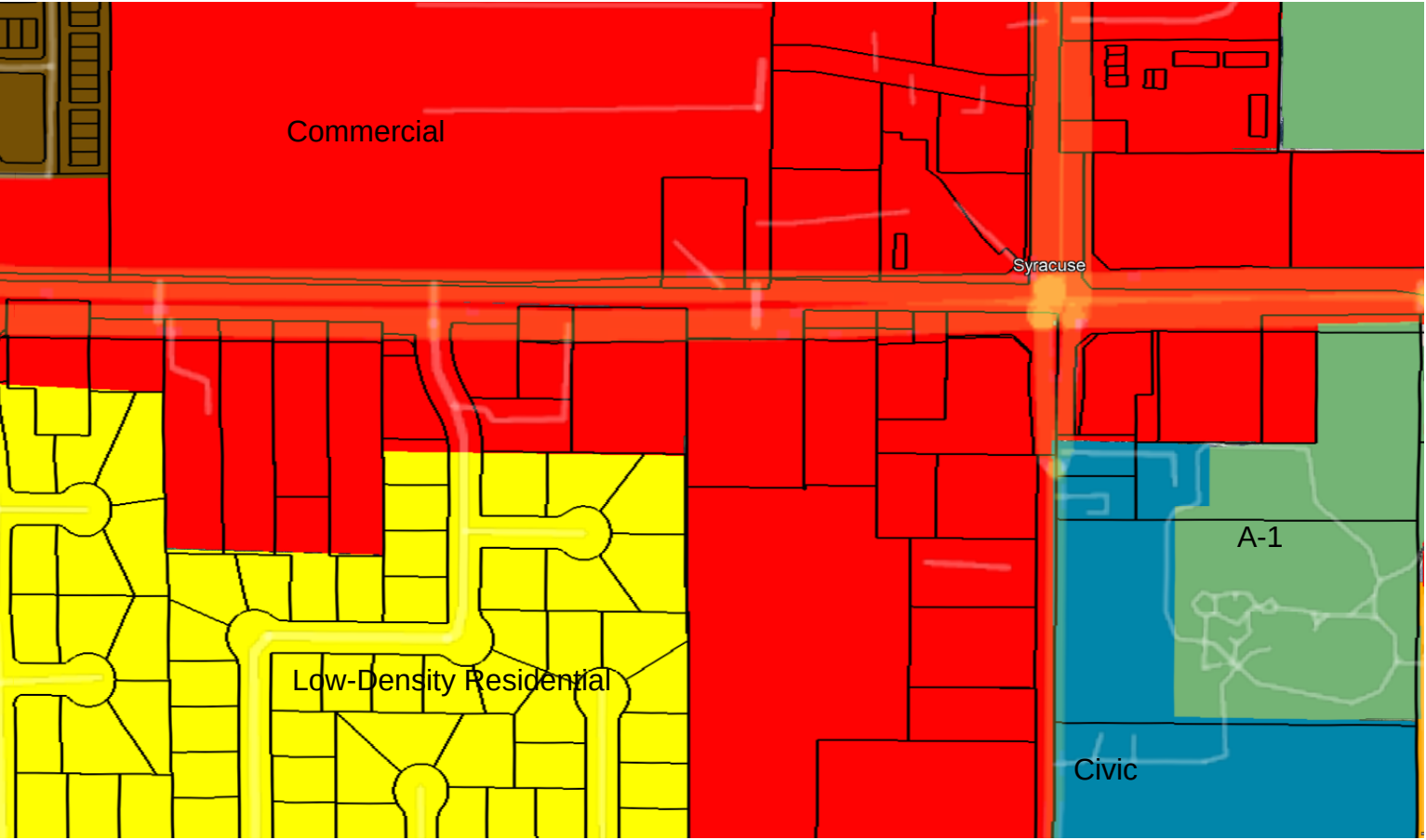


2207 W 1700 S



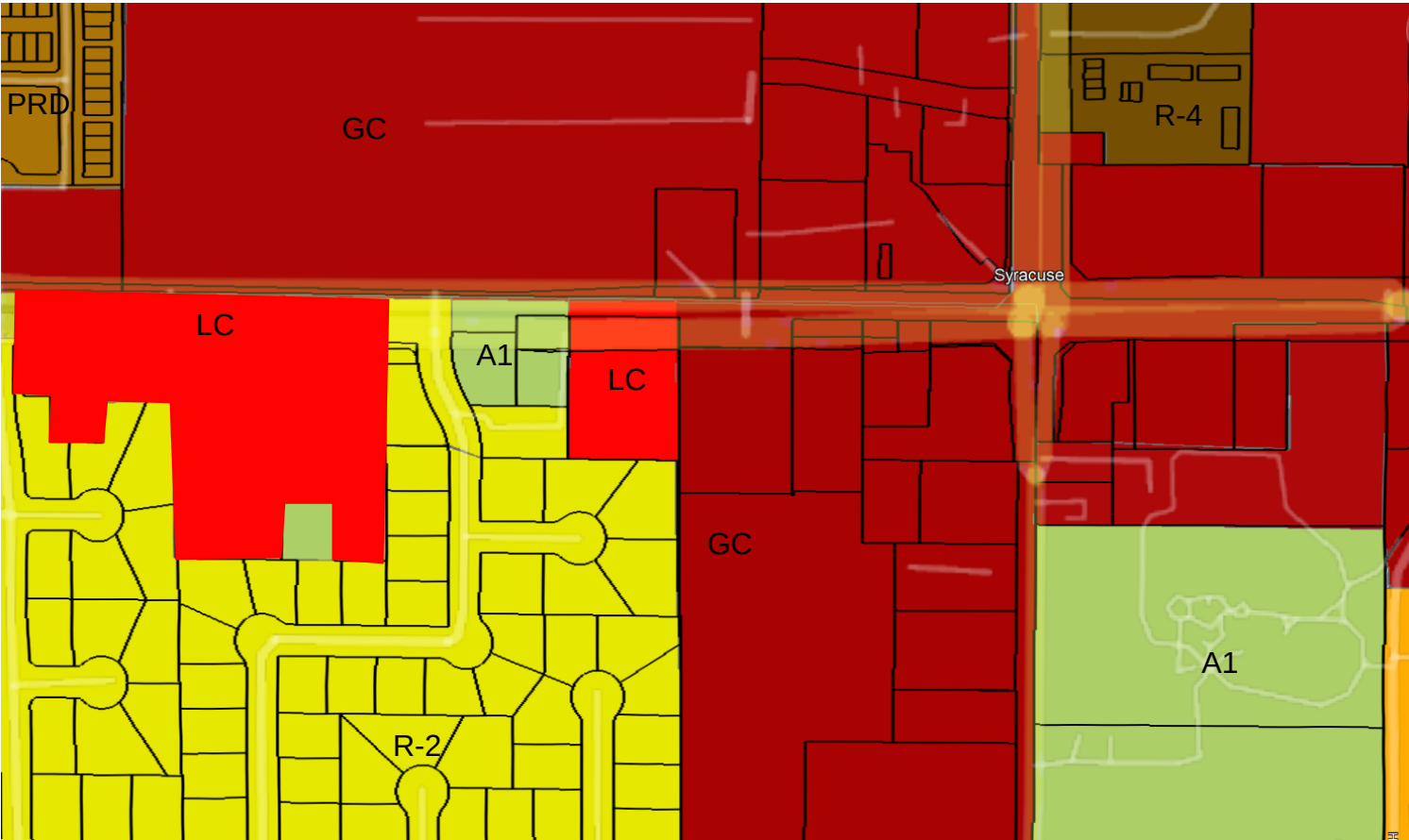


General Plan





Existing Zoning





Proposed Zoning

