

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

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 into the record a written comment from Eric Wilson 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

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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 APPROVE 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.

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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 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.

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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.

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

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

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

1. Capping the merit increases. Merit increases are calculated by multiplying the city's annual sales tax growth rate by 30%. For example, the growth rate has recently been around 6%-7%. In a 6% growth year, the average annual merit increases based on employee performance is 1.8%. Although rare, it is possible that the city could have a highly volatile swing in sales tax growth. When this happens, the city commits a large number towards merit-based wage increase one year, and then could struggle to fund those increases the following years. In an effort to keep the budget predictable and affordable, it is proposed that the merit increases are capped at 3% in Normal Years, and 2.5% in Constrained Years.

2. Definition of "Significant Tax Increase". Since the new benchmarking system is based on the type of budget year (Normal, Constrained, Severely Constrained, Emergency), it is important to define, in concrete terms, how any given year will be categorized. The term "significant tax increase" is the primary determinant on the type of budget year, but the draft policy didn't define "significant". It is proposed that a Significant Tax Increase be defined as any tax increase above 9%. This number generally limits minor tax increases to within the historical inflation range. As mentioned in previous meetings, the State Tax Code for city property taxes does not allow the city to account for inflation in property taxes unless the Council takes action to raise the rates (rates automatically go down as property values in the city go up). Based on current property values, 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.

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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.

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

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Date approved: August 11, 2026