

Minutes of the Regular Meeting of the Syracuse City Council, held on March 12, 2024, at 6:00 p.m., in a hybrid in-person/electronic format via Zoom, meeting ID 886 8775 4688, 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: Jennifer Carver
Brett Cragun
Julie Robertson
Jordan Savage
Paul Watson

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

City Employees Present:
Administrative Services Director Stephen Marshall
City Attorney Colin Winchester
Fire Chief Aaron Byington
Public Works Director Robert Whiteley
Communications Specialist Kara Finley

1. Meeting Called to Order/Adopt Agenda

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

COUNCILMEMBER SAVAGE MADE A MOTION TO ADOPT THE AGENDA. COUNCILMEMBER CARVER SECONDED THE MOTION; ALL VOTED AYE.

2. Presentation of Managing Fire Officer Designation to Captain Kyle Nance.

A staff memo from the Fire Chief explained Captain Kyle Nance has been awarded the Utah Managing Fire Officer Designation as outlined by the International Association of Fire Chiefs and adopted by the Utah Commission on Fire Officer Designation. Captain Nance has combined hundreds of hours of training, education, and experience to meet the requirements for this designation. His hard work and commitment to this process shows his dedication to not only the Utah State Fire Service but to Syracuse City and our department as well.

Chief Byington reviewed the staff memo and asked that the Mayor and Council join him in congratulating Captain Nance for attaining this designation.

3. Introduction of new Fire Fighters

Chief Byington introduced the newest Fire Fighters in the Syracuse Fire Department:

- **Firefighter/AEMT Teisha Emery (Hired in January 2024)**
 - Has been employed with Syracuse City as a part-time firefighter since May 2022. She brings several years of experience as a part-time firefighter with Morgan Fire. Teisha is assigned to “C” Shift.
- **Firefighter/AEMT Nakoa Sadang (Hired in January 2024)**
 - Is new to the fire service and started his career with Syracuse City when he was hired as a part-time firefighter in November 2022. Nakoa is assigned to “A” Shift.
- **Firefighter/AEMT Kyle Kaneshiro (Hired in March 2024)**
 - Has been employed with Syracuse City as a part-time firefighter since October 2022. He brings several years of experience as a part-time firefighter with Plain City Fire. Kyle is assigned to “C” Shift.
- **Firefighter/AEMT Dakota Kistler (Hired in March 2024)**
 - Comes to us from Weber Fire where he has worked as a part-time firefighter for their wildland fire program. He also works for Washington Terrace Fire. Dakota is assigned to “A” Shift.

4. Public Comment:

City Recorder Brown read the following emailed public comment from Keith Lindstrom:

“Dear Council members,

As you vote tonight on the new mixed-use zone changes, I want you to think about a few things. The city has adopted a town center overlay for the city. Per the cities published description the town center overlay is as follows:

City Council Regular meeting
March 12, 2024

Town centers are the locally serving areas of economic, entertainment, and community activity. The size of a town center makes it an employment center and shopping destination for surrounding neighborhoods. Buildings typically stand two or more stories with condominiums or apartments over storefronts. Public open spaces often helps to organize and support commercial uses. The design and scale encourage active living, with a comprehensive and interconnected network of walkable streets.

Then the next paragraph states: mixed-use neighborhoods offer residents the ability to live, shop, work and play in one community. They include a mixture of housing types and residential densities within close proximity to the goods and services residents need on a daily basis.

Further in the cities document its states that the intent of the town center is as follows:

The land-uses in this node integrate both the town center and the mixed-use place types together in order to synergize the energies of both. This creates a place where professional offices can tuck next to commercial retail and restaurants, and adjacent to open space. This is not just a commercial center, but a livable place where you can eat your lunch or walk your dog. Buildings are encouraged to be vertically mixed-use, wherever feasible, with ground floor retail or office and residential buildings.

The key sentence there in your document is that, "this is not just a commercial center," which is what you're effectively going to vote for if you approve the new acreage.

I'm sure the city spent a lot of time and thousands of dollars on researching the town center overlay zones. As stated from all these quotes from the town center design guidelines the city has adopted the intent of this area is a mixed-use area with commercial on the bottom and living areas over them. That was the goal of the city and the intent. By putting in an acreage requirement on mixed-use the city is saying that all the time and money spent on this town center overlay was for nothing if you vote for the acreage increases. This acreage increase is essentially making it so no more mixed-use can be put into this town center overlay node, so you might as well just vote to repeal the town center overlays because that is essentially what you are doing tonight if you vote for the acreage increases.

I ask you follow the intent of the town center overlay zone and not increase the mixed-use acreage requirements for that area.

Regards,
Keith Lindstrom”

5. Approval of Minutes

The following minutes were reviewed by the City Council: Special and Regular Business Meetings of February 13, 2024, and the Work Session of February 13, 2024.

COUNCILMEMBER ROBERTSON MADE A MOTION TO APPOROVE THE MINUTES LISTED ON THE AGENDA AS PRESENTED. COUNCILMEMBER CRAGUN SECONDED THE MOTION; ALL VOTE IN FAVOR.

6. Proposed Resolution R24-07 appointing Scott Bohn, Britt Clark, Chris Larson, and Ben Holbrook to the Syracuse City Disaster Preparedness Committee (DPC).

An Administrative staff memo explained there has recently been significant turnover on the Syracuse Disaster Preparedness Committee for the position, specifically in the Syracuse District, Syracuse West District, Syracuse South District, and the Fremont District. The Committee has recommended the appointment of Scott Bohn, Britt Clark, Chris Larson, and Ben Holbrook to those for positions, respectively. Their terms will expire June of 2027. Mayor Maughan supports the proposed appointments and asks for the Council's advice and consent via action on the proposed resolution that has been written to formalize the appointments.

COUNCILMEMBER SAVAGE MADE A MOTION TO ADOPT PROPOSED RESOLUTION R24-07 APPOINTING SCOTT BOHN, BRITT CLARK, CHRIS LARSON, AND BEN HOLBROOK TO THE DISASTER PREPAREDNESS COMMITTEE (DPC). COUNCILMEBER CARVER SECONDED THE MOTION; ALL VOTED IN FAVOR.

7. Proposed Resolution R24-08 affirming the Syracuse City Council's review of the Municipal Wastewater Planning Program Annual Self-Assessment.

A staff memo from Public Works Director Whiteley explained the Utah Department of Environmental Quality, Division of Water Quality has established the Utah Sanitary Sewer Management Program for the purpose of monitoring wastewater facilities throughout the State. The State requires that the city submit an annual Municipal Wastewater Planning Program Report. The proposed resolution acknowledges that the city council has received and reviewed the annual report prior to its submittal; the report is due by April 15.

Mr. Whiteley reviewed his staff memo.

COUNCILMEMBER SAVAGE MADE A MOTION TO ADOPT RESOLUTION R24-08 AFFIRMING THE SYRACUSE CITY COUNCIL'S REVIEW OF THE MUNICIPAL WASTEWATER PLANNING PROGRAM ANNUAL SELF-ASSESSMENT. COUNCILMEMBER ROBERTSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

8. Proposed Ordinance 2024-05 amending Syracuse City Code Section 10.92.040 to add minimum acreage and adjust the amount of required commercial space in a Mixed-Use (MXD) Zone project.

A staff memo from the Community and Economic Development (CED) Department explained the City Council has self-initiated an amendment to the MXD zone. The items under review include the minimum acreage and the percentage of commercial required in relation to the square footage or residential. The Planning Commission reviewed this item on October 17. The City Council reviewed this item on October 24. The Planning Commission reviewed the item again on November 7 and held a public hearing on December 5; they have forwarded a recommendation for approval. City Council reviewed the item again on January 23rd and February 27 and discussed increasing the required percentage of commercial space for two story buildings to 150 square feet per unit. The majority of the Council felt that five acres was the appropriate minimum project acreage.

Mayor Maughan first addressed the public comments provided by Keith Lindstrom and indicated that he finds his interpretations of the City's MXD zone ordinance somewhat inaccurate. The intent of the zone has been discussed many times and the conclusion has always been that the goal is to create a more walkable business center. He added that given that many of the goals of the MXD zone have not been reached, he has wondered if it would be more appropriate to repeal the zone.

Councilmember Savage indicated he would not support repealing the zoning ordinance. Mayor Maughan indicated that he is in favor of a minimum acreage for the zone to prevent abuse in the form of utilizing the zone for high density housing. Councilmember Watson agreed; the intent of the zone was to create true mixed-use projects with commercial development, rather than the majority of a project consisting of high-density housing with a smattering of commercial use. He stated the Council has discussed the proposed zoning ordinance amendments at length and he is in favor of moving forward with those changes at this time.

Councilmember Carver agreed with Councilmember Watson and stated she feels the City center should be largely commercial development with minimal housing. She noted that a few developers have complained about the proposed changes, but the changes are being considered because some developers have abused the ordinance by pursuing high density housing in the zone. Councilmember Savage agreed, but noted he is not convinced that five acres is the appropriate minimum size for a MXD project. He does believe that an appropriate ratio for commercial and residential use is needed, however. This led to discussion and debate of the appropriate minimum acreage for a mixed-use project; Councilmember Cragun stated he does not feel a minimum acreage is necessary because the Council retains authority to consider each project on a case-by-case basis. Additionally, there are very few remaining undeveloped parcels in the City that are five acres or larger. He feels that an appropriate ratio of commercial to residential development can help to address the Council's concerns about MXD projects, but that a minimum acreage is not necessary. Councilmember Watson stated that he feels that including a minimum acreage in the ordinance helps property owners and developers have an understanding of the City's intent of the zone; he feels that five acres is adequate to develop a meaningful and impactful MXD project and he supports including the minimum acreage in the ordinance. Councilmember Carver agreed.

COUNCILMEMBER CARVER MADE A MOTION TO ADOPT ORDINANCE 2024-05 AMENDING SYRACUSE CITY CODE SECTION 10.92.040 TO ADD MINIMUM ACREAGE AND ADJUST THE AMOUNT OF REQUIRED COMMERCIAL SPACE IN A MIXED-USE ZONE PROJECT. COUNCILMEMBER WATSON SECONDED THE MOTION; ALL VOTED IN FAVOR, WITH THE EXCEPTION OF COUNCILMEMBER CRAGUN, WHO VOTED IN OPPOSITION.

9. Proposed Resolution R24-09 adopting an updated wage scale for the Fiscal Year ending June 30, 2024.

A staff memo from the Administrative Services Director explained from time to time, modifications are made to the list of positions in the City to meet the changing demands on services. This discussion relates to adding a Seasonal Wildland Fire Engine Boss to the list of available positions, as well as making changes to the Administrative Assistant and Administrative Professional job titles, as summarized below by the Fire Chief:

- ***Wildland Fire Engine Boss (Engine Crew Supervisor)***
 - Syracuse Fire currently does not have certified engine bosses (engine crew supervisors) that are able to deploy on wildland fire incidents, which leaves us unable to participate in this year's wildland fire season. For us to send units on a wildland fire incident, it typically requires a minimum of 2 people, one of which must be a certified engine boss. To become an engine boss, it requires additional certification classes as well as the completion of a task book. The task book requires that an individual is monitored and evaluated for specific tasks on a live wildfire incident. This process could take up to two years to complete. We have two individuals in our department that have shown interest in attaining their Engine Boss certification, however, this process

City Council Regular meeting
March 12, 2024

will be time consuming and will not allow us to respond to wildfire incidents this upcoming year. An option worth exploring is to add a seasonal engine boss to the wage scale and hire a certified individual for this upcoming year. The proposed wage scale is \$29.00 – \$44.00 per hour. This scale matches the State of Utah’s current opening for an Engine Crew Supervisor and would make us competitive with the market to attract qualified applicants.

- ***Administrative Assistant and Administrative Professional***

- The City utilizes two different titles across multiple departments for administrative positions. One is an Administrative Assistant and the other is Administrative Professional. Historically, the Administrative Assistant title was reserved for part-time positions while the Administrative Professional was reserved for full-time positions. In practice, however, both of these positions are being assigned similar duties. The proposal is to eliminate both the Administrative Assistant and Administrative Professional title and replace it with an Administrative Professional 1 and Administrative Professional 2 titles. This is a similar system to several other positions in the City, and recognizes that the assigned tasks are similar enough to have the same title. The 1 and 2 levels, again, are similar to other positions in the City and recognize relatively less experienced-level employees from more experienced/proficient-level employees. The benchmark comparisons for wages of the new titles will be the same as the old titles, so this is primarily an improvement in administrative matters only.

COUNCILMEMBER WATSON MADE A MOTION TO ADOPT RESOLUTION R24-09 ADOPTING AN UPDATED WAGE SCALE FOR THE FISCAL YEAR ENDING JUNE 30, 2024. COUNCILMEMBER CARVER SECONDED THE MOTION; ALL VOTED IN FAVOR.

10. Public Comments:

There were no public comments.

Mayor Maughan recessed the meeting at 6:19 p.m. in order to allow the Council to convene as the Redevelopment Agency Board. The meeting reconvened at 6:21 p.m.

11. Mayor/Council announcements:

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

COUNCILMEMBER SAVAGE MADE A MOTION TO ADJOURN. COUNCILMEMBER CARVER SECONDED THE MOTION ALL VOTED IN FAVOR TO ADJOURN.

The meeting adjourned at 6:31 p.m.

Dave Maughan
Mayor

Cassie Z. Brown, MMC
City Recorder

Date approved: April 9, 2024