

Minutes of the Salem City Council Meeting held on January 19, 2011 in the Salem City Council Chambers.

Work Session: 5:00 p.m. with the Planning & Zoning Commission.

Dave Anderson, who was hired by the city to help with the general plan, came and talked to the City Council and the Planning & Zoning Commission about the general plan and its purpose, and how the goals of the city are put into the general plan. He stated that the city has just approved a new general plan, which is the broad vision of the future of the city. The next step is to create zoning maps that will be more specific regarding densities, land uses and more clearly defines what people can do with their property.

Attorney Baker stated that the council needs to give some direction to the Planning & Zoning Commission regarding what zone they would like in each division. He feels that the zones should be done in phases.

Dave Anderson recommended using the language from the written portion of the general plan as a starting point. The advantage of the general plan is that each division can have a few different zones located in the area.

Bruce Ward recommended that they start with the master plan development or out by the interchange and start creating zoning for those areas.

The concept is to start off with a couple of zones for one area, and then allow it to grow in the future when the city needs it.

Another suggestion was to start working on the medium density as a point of beginning. If someone comes in with a proposal, then we will be ready to address it.

The recommendation from the council was to start working on the medium density and looking at the area by the interchange.

MEETING CONVENED AT: 7:00 p.m.

CONDUCTING: Mayor Jonathan F. Cope

COUNCIL PRESENT:

Mayor Jonathan F. Cope
Councilperson Lynn Durrant
Councilperson Terry A. Ficklin
Councilperson Todd R. Gordon
Councilperson Sid Jorgensen
Councilperson Sterling Rees

STAFF PRESENT:

Jeffrey Nielson, Finance/Recorder
Chief Brad James, Police Chief
Junior Baker, City Attorney
David Johnson, Building Dept.
Bruce Ward, Public Works/Engineer

OTHERS PRESENT

Cole Schutjer, Marie W. Shepherd, Zackery Shepherd, LoriAnne Bulsen, J. Reed Cornaby

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

Mayor Cope asked if anyone would like to give a motivational or inspirational message. Councilperson Sid Jorgensen stated he would like to offer a motivational message in the form of a prayer.

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

Mayor Cope invited those who would wish to participate, to stand and say the pledge of allegiance with him. He then led the pledge of allegiance for those who wanted to participate.

3. PUBLIC HEARING

Open

MOTION BY: Councilperson Lynn Durrant to open the Public Hearing.

SECONDED BY: Councilperson Sid Jorgensen

VOTE: All Affirmative (5-0).

A. Cole Schutjer / T-Mobile – Conditional Use Permit for Communication Tower behind Foothills Elementary School Located at 412 S. 810 E.

Bruce Ward stated that T-Mobile is requesting a conditional use permit to place a cell phone tower on the Foothills Elementary School property. The item was presented to DRC and Planning & Zoning, both groups approved it with the same conditions, which were: *be at least 150 feet from any residential property line; have an 8-foot chain link fence with privacy slats and a lock on the gate to keep the kids out; and no security lighting above what the school has. If an agreement can be worked out to move the tower to the city ballpark, the same conditions will apply.*

Cole Schutjer, who was representing T-Mobile, stated that they are looking at a new proposal which would allow the tower to be placed on the northwest corner of the football field at Loafer View Recreation Complex. The tower would allow for future co-locators to be installed, and would also allow the city to add lights for the football field.

It was stated that there is about 30 feet from the property fence on the West side of the football playing field. The pole would be 10 feet from the property line, and still would meet the 150 feet from any residential that was recommended by the Planning & Zoning Commission.

Bruce Ward stated that if arrangements can be made to have the tower placed on city property, an agreement would need to come back for the council approval.

Mayor Cope asked if there were any questions from the public. There were no questions.

Close

MOTION BY: Councilperson Sterling Reese to close the public hearing.

SECONDED BY: Councilperson Todd Gordon.

VOTE: All Affirmative (5-0).

A. Cole Schutjer / T-Mobile – Conditional Use Permit for Communication Tower behind Foothills Elementary School Located at 412 S. 810 E.

Mayor Cope stated that with the proposed location, because it is so close to residential homes, it was recommended to be built at least 150 feet from the residential property lines. It was also recommended that a better location would be at the Loafer View Recreation Complex.

Bruce Ward read DRC and Planning & Zonings motions:

DRC: MOTION BY Attorney Junior to recommend approval of the communication tower to being constructed on the property somewhere between the school and the city ballpark subject to being at least 150 feet from any residential property line; having an 8-foot high chain link fence with privacy slats and a lock on the gate to keep the kids out. Both T-Mobile and the school district can have access to the compound per agreement; and no security lighting above what the school has. Seconded by Mayor Cope; Vote Affirmative, 5-0.

Planning & Zoning: MOTION BY Steve Quesenberry to approve the conditional use for T-Mobile to build a communication tower on the Foothills Elementary property at 412 S. 810 E. on an area specified tonight with the following conditions: be at least 150 feet from any residential property line; have an 8-foot chain link fence with privacy slats and a lock on the gate to keep the kids out; and no security lighting above what the school has. If an agreement can be worked out to move the tower to the city ballpark, the same conditions will apply. Seconded by Rod; Vote Affirmative, 5-0.

Cole Schutjer stated that the lighting for the building is only on when the building is being used.

MOTION BY: Councilperson Lynn Durrant to approve the conditional use permit for the communication tower with the conditions that is placed 150 feet from any residential property line; have an 8-foot chain link fence with privacy slats and a lock on the gate to keep the kids out; and no security lighting above what the school has. If an agreement can be worked out to move the tower to the city ballpark, the same conditions will apply.

SECONDED BY: Councilperson Terry Ficklin.

VOTE: All Affirmative (5-0).

4. AMENDMENT TO LETTER OF INTENT – PAPA KELSEY PIZZA & SUBS

Mayor Cope stated that this is an amendment from the prior agreement that was approved during the December 8, 2010 council meeting.

MOTION BY: Councilperson Sid Jorgensen to approve the amended agreement with Papa Kelsey Pizza and Sub.

SECONDED BY: Councilperson Sterling Rees.

VOTE: All Affirmative (5-0).

5. APPROVE MINUTES OF JANUARY 5, 2011

MOTION BY: Councilperson Lynn Durrant to approve the minutes of January 5, 2011 as they were presented.

SECONDED BY: Councilperson Todd Gordon.

VOTE: All Affirmative (5-0).

6. APPROVE BILLS FOR PAYMENT

MOTION BY: Councilperson Todd Gordon to approve the bills for payment.

SECONDED BY: Councilperson Sid Jorgensen.

VOTE: All Affirmative (5-0).

7. PUBLIC SAFETY

COUNCIL REPORTS

8. MAYOR JONATHAN F. COPE

Mayor Cope reported on a meeting he attended with Mountainland Association of Government and stated that they are working on a future plan for roads for the next 40 years. There are a lot of proposals, one of which is a bridge across Utah Lake. Mountainland also gave an update on the UTA transit rail to Provo. He stated he would leave the proposed map with the city office for people to review.

9. COUNCILPERSON LYNN DURRANT

10. COUNCILPERSON TERRY A. FICKLIN

Councilperson Ficklin asked Attorney Baker about a resolution stating that he is the representative from Salem City for the Utah Valley Dispatch Special Service District. Attorney Baker stated he would get one put together.

11. COUNCILPERSON STERLING REES

12. COUNCILPERSON SID JORGENSEN

Councilperson Jorgensen stated that he felt that the city crews have done well with the snow removal this year.

Bruce Ward stated that he has drafted a letter dealing with the snow removal on sidewalks, particularly for commercial areas and some residences whose property is on SR 198. The snow removal is a problem and a concern for the safety of the kids going to and from the schools. Mayor Cope stated that the letter will be sent to the property owners along SR 198.

13. COUNCILPERSON TODD R. GORDON

14. DAVE JOHNSON, BUILDING DEPARTMENT/PUBLIC WORKS

15. BRUCE WARD, CITY ENGINEER/ PUBLIC WORKS DIRECTOR

16. ATTORNEY S. JUNIOR BAKER.

There was a question on when Nebo School District is going to start the Junior High. Bruce stated in about 60 days they will begin the work.

ADJOURN CITY COUNCIL MEETING

MOTION BY: Councilperson Terry Ficklin to adjourn city council meeting.

SECONDED BY: Councilperson Todd Gordon.

VOTE: All Affirmative (5-0).

MEETING ADJOURNED AT: 7:30 p.m.

Jeffrey Nielson, City Recorder