

Minutes of the Salem City Council Meeting held on April 15, 2009 in the Salem City Council Chambers.

Work Session: 5:30 p.m.

The work session was a discussion that the city staff had put together on ways to help stimulate or encourage some residential building in Salem. Dave Johnson handed the council a work sheet that he and the staff had put together. Dave then went over the ideas to the council.

Dear Mayor Henderson and Council,

We as city staff have met and discussed various ways for the City of Salem to participate in helping to stimulate or encourage some residential building in Salem. The following are our recommendations:

- 1) *Revise the PUD ordinance #9-20-06A (H) (1) (Dwelling size) to read as follows: Minimum dwelling size for Planned Unit Development designation plus 10% throughout the project.
DENSITY BONUS=2%
(Minimum dwelling size for a rambler is 1300 sq ft finished and 1400 sq ft finished for a two story)*
- 2) *Defer impact fee payment for permits issued prior to June 30, 2010. Payment of impact fees are due prior to issuance of a Certificate of Occupancy.*
- 3) *Revise impact study to separate the R-4 (Retirement) and R-5 (Townhome) zones.*
- 4) *Do an updated study on each impact fee.*
- 5) *Revise some zones to allow smaller lot sizes and also decrease acreage requirements for a PUD.*

Items 1 and 2 would be able to be implemented soon and items 3, 4 and 5 would be long term.

We welcome your comments and suggestions.

Sincerely,

Salem City Staff

Planning and Zoning members arrived at 6:00 p.m. for a discussion on zoning in the city.

Jon Cope mentioned that long time residents, who have larger lots, now want to down size but cannot find anything in Salem.

There was some discussion on impact fees that some developers who were present wanted to discuss the possibility of lowering them. They were told about an earlier discussion about requiring impact fees when the certificate of occupancy is given rather

than when the building permit itself is paid for. The city is also looking at doing an impact fee study for smaller lot sizes, town homes, etc.

Talking about stimulating the building again. It was mentioned that if we change zones to a smaller zone, by the time the developer is ready, it will be about two years away before any homes are built.

Some ideas were brought up to consider. The idea of taking the homes that are currently built with no one living in them, what about allowing them to have a break on certain utilities for six months. It was stated that it was a good idea, but it would be hard to give them a break, when you have someone else who lives here and is struggling to not give them a break.

The idea about the city giving money to help with the down payment, something like the state is doing. It was stated that the city does not have the funding for that, and it would be hard to come up with the money.

MEETING CONVENED AT: 7:00 p.m.

CONDUCTING: Mayor J. Lane Henderson

COUNCIL PRESENT:

Mayor J. Lane Henderson
Councilperson Lynn Durrant
Councilperson Brent V. Hanks
Councilperson Terry A. Ficklin
Councilperson Stanley W. Green
Councilperson Todd R. Gordon

STAFF PRESENT:

Jeffrey Nielson, City Recorder
Chief Brad James, Police Chief
David Johnson, Building Dept.
Junior Baker, City Attorney
Bruce Ward, Public Works Dir.
Matt Marziale, Recreation

Excused:

Councilperson Stanley Green left council meeting at 7:00 p.m. (was called out to the hospital).

OTHERS PRESENT

Lana Creer Harris
Gus Wilson

Amy Coonely
Alan Gull

James Jairl

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

Mayor Henderson asked if anyone would like to give a motivational or inspirational message. Matt Marziale stated he would like to offer a motivational message in the form of a prayer.

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

Mayor Henderson 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. RESOLUTION REGARDING CREDIT CARD CHARGES

Jeff Nielson explained that the city charges a fee for when customers want to use credit cards. The bank charges a fee for each time a credit card is used and so the city passes that fee onto the customers. Because in recreation many of the fees are very minimal, and it is a bigger hassle to charge the fee, the staff recommends not charging the fee to amounts under \$75.00. Anything over \$75.00 would be charged the fee that is passed on from the bank. If the city starts using debit cards, the fee that is charged from the banks for them is also very minimal, and the city will not charge fees for debit card transactions.

MOTION BY: Councilperson Terry Ficklin to approve resolution 41509 changing the electronic fee charge for amounts over \$75.00.

SECONDED BY: Councilperson Todd Gordon.

VOTE: All Affirmative (4-0).

4. KARL JUSTESEN – LAND DONATION/DEEDED EASEMENT PROPERTY LOCATED BY CIVIC CENTER

Councilperson Brent Hanks stated that there is a strip of property next to the property that the city purchased by the civic center that would be a great access to the new property. Councilperson Hanks has spoken with Karl Justesen who is the owner of the property. He stated that Karl is willing to donate the property to the city, with the condition that he will have an easement on the property so he can still access his property.

MOTION BY: Councilperson Brent Hanks to allow the easement for Karl Justesen on the property he is donating to the city.

SECONDED BY: Councilperson Lynn Durrant.

VOTE: All Affirmative (4-0).

5. APPROVE MINUTES OF APRIL 15, 2009

MOTION BY: Councilperson Lynn Durrant to approve the minutes of April 1, 2009 as written.

SECONDED BY: Councilperson Brent Hanks.

VOTE: All Affirmative (4-0).

6. APPROVE BILLS FOR PAYMENT

MOTION BY: Councilperson Brent Hanks to approve bills for payment.

SECONDED BY: Councilperson Terry Ficklin.

VOTE: All Affirmative (4-0).

7. PUBLIC SAFETY

8. OPEN DISCUSSION

COUNCIL REPORTS

9. MAYOR J. LANE HENDERSON

Mayor Henderson stated that Capital Community Bank will be having a ribbon cutting on Monday at noon, and city office will have their ribbon cutting on May 6th at 5:00 p.m.

10. COUNCILPERSON LYNN DURRANT

11. COUNCILPERSON TERRY A. FICKLIN

Councilperson Ficklin reported that the South Utah Valley Solid Waste District went on tour for solid waste, to a company who uses the methane gas produced by the waste to generate electricity. He was very impressed with the company. He stated that we are a few years away from our solid waste being able to produce methane gas.

12. COUNCILPERSON STANLEY W. GREEN

13. COUNCILPERSON BRENT V. HANKS

14. COUNCILPERSON TODD R. GORDON

Councilperson Gordon stated that the Easter Egg hunt went very well.

He also got the budget from the dispatch board meeting. It looks like our cost for the next year will be about \$43,000. There are some other issues that will be happening with the dispatch center that he gave Attorney Baker the information to review.

Councilperson Gordon stated that he received information from ISO, and the city is in good rating until next November. He also stated that the person who did the rating for ISO called and sent a letter to the city, and gave us some ideas to help us with our ratings.

The chamber of commerce is looking at hiring a new director.

15. DAVE JOHNSON, BUILDING DEPARTMENT/PUBLIC WORKS

Dave Johnson recapped what happened during work session. Attorney Baker stated that next council meeting will have the ordinance deferring the impact fees. The PUD ordinance changing the size of a home will need to go to Planning and Zoning and then to council meeting on May 20. The General Plan will take a little bit longer, along with studies for the impact fees. He stated that the home sizes only have a minimum in a PUD subdivision, anyone else can build any size of home they want. With the PUD the developer is given density bonus benefits for having certain sizes of homes. We are looking at lowering the home sizes by 10%.

16. BRUCE WARD, CITY ENGINEER/ PUBLIC WORKS DIRECTOR

17. ATTORNEY S. JUNIOR BAKER.

Councilperson Stanley Green arrived back at council meeting at 7:30 p.m.

ADJOURN CITY COUNCIL MEETING

MOTION BY: Councilperson Stanley Green to adjourn city council meeting.

SECONDED BY: Councilperson Terry Ficklin.

VOTE: All Affirmative (5-0).

MEETING ADJOURNED AT: 7:30 p.m.

Jeffrey Nielson, City Recorder