

Minutes of the Salem City Council Meeting held on November 18, 2009 in the Salem City Council Chambers.

Work Session: 5:30 p.m.

John McMullan, a representative from Utah County Public Works, gave a history of the major roads in the area, and showed a road plan of the area that was created back in 1980. He stated that they have met many times to go over the master plans. Woodland Hills Drive, 11200 South, and Elk Ridge Drive have all been a part of the master plan. He stated that recently some funding has become available for the county to finish Elk Ridge Drive. He showed a map of the proposed alignment of where they would like Elk Ridge Drive to go. He explained that it would go north, and then connect to 460 West (Beet Road) at 400 North. The discussion to go straight north was looked at, but the issues with wet lands and working around them would not have been feasible. He stated that the proposed alignment would work with the funding available.

Glen, who is also from the county, stated that the alignment that is being proposed is about 2.25 miles, and they are looking at about 4 million dollars for the project. The road will be 80 feet wide. They will be working with each of the land owners and working out some of the concerns they have.

Richard Nelson from the county stated how the land acquisition will work. He stated that they hire an independent appraiser. We will then go to the property owner and give them an offer; at that point we can negotiate. We will go over any concerns and will work everything out the best we can. We want to be fair and meet the needs of the property owner. If the property owner does not like the appraised value, then they can request another appraiser to do the appraisal. And, if needed, they can get even a third appraisal. He then talked more about the process of the acquisition.

John McMullan stated that there is a need for the road. On the north portion of the county, they are having many problems because the roads were not planned. This will help to move people around in the future, and feel this is the best feasible way. The design of the road has been in the works for about four years. He stated that with the proposed road, they would be dealing with 7 acres of wet lands. If they were to go straight north, they would be dealing with 15 acres of wet lands. The ratio of the wet lands could be between 2 to 1 and up to 10 to 1. Meaning if we take away one acre of wet land, we would have to create 2 acres of wet land or up to 10 acres of wet land. The best route would be for the proposed route.

The speed of the road will be 40 mph, but it will be designed for 55 mph. John stated that on a recent study, Woodland Hills Drive had an average of 4600 vehicles per day, Elk Ridge had 2900 and Beet Road had about 1600 vehicles per day. As the development happens, these roads will become busier, and we need to make a way for people to travel safely. The road will have limited access, much like Woodland Hills Drive.

A question was asked why not wait and do the road right by going straight north.

Commissioner Ellsworth, for Utah County, stated that the funding is available now, and if

we do not use the money on this road, the funding will go to some other road. Also, to go straight north, would be very expensive, and we may not even get permission from the corps of engineers.

It was stated that 460 West (Beet Road) is very dangerous right now, and by improving it, it will make the road safer.

Don Cole explained that it would make more sense to go straight north, rather than connect onto 460 West. He talked about the wet lands and feels that there is not as much wet lands as the county feels.

Many property owners in the area feel that going north would make more sense.

John stated that we have talked with a company that works with the wet lands, and they have given us the information on the project and the possibility of going north. He stated that in the perfect world going north would be the best, we have to look at what is feasible and good, and we feel that the proposed road would be the best way.

Keith Lyman stated that many of the people who want the road to go north, rather than the way it has been proposed, are opposing the proposed because it is affecting their property. But, if the road were to go north, then there would be other people coming in and opposing it because their property would be affected. If the road were to go north, there is a lot of wet lands in the area.

John thanked the residents for coming out, he stated that the next step will be to take the information back to the county and make some decisions. If we feel another meeting would be valuable, we will call for another meeting. A decision will need to be made at some point. Commissioner Ellsworth stated that this project has been shown on proposed master plans for the last several years. He also thanked everyone for coming to the meeting.

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 Todd R. Gordon
Councilperson Stanley W. Green

STAFF PRESENT:

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

Excused:

Councilperson Terry A. Ficklin

OTHERS PRESENT

Glenn Tanner	Brett Penrod	Sterling Rees
Blake Christensen	Nedra Christensen	Larry Christensen
John Nick	Joel Pendleton	Garth Hill
Keith Lyman	Eric Lyman	Sam Lyman
Rod Christensen	Kaye Brummett	Jill Christensen
Lee Evans	Linda Evans	Tom Christensen
Karen Riding	Evelyn Christensen	Lew Christensen
Phyllis Christensen	Greg Christensen	Larry Ellertson
Alan Curtis	Duane Hill	Scott Phillips
Neal Baker	Ted Larson	Gary Larson
Brent Larson	Marvin Baker	Lorraine Baker
Doug Christensen	Soren Christensen	Delys Snyder
Lillie Francom	Stewart Francom	Glen Cole
Don Cole		
Lana C. Harris	Lindsay Wolsey	Jerry C.
Clark S.	Phil Lundell	McKenna Oss
Noah Loveland	Kamala Poulsen	Kyle Cannon
Taylor Lamb	Zack Beck	Adeline Lamb
Anqalyn Shepherd	Brandon Barlow	Josh Matthews
Magan Davis	Alexa Johnson	Yanzev Finkenthal
Jared Finkenthal	Lucy Cornaby	Reed Cornaby

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

Mayor Henderson asked if anyone would like to give a motivational or inspirational message. Councilperson Stanley Green 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. PUBLIC HEARING

MOTION BY: Councilperson Stanley Green to open the public hearing.

SECONDED BY: Councilperson Brent Hanks.

VOTE: All Affirmative (4-0).

A. Jerry Grover – General Plan Amendment and Zone Change for Property located at 1450 N. 460 W from A-1/R-3 to I-1

Mayor Henderson stated that Jerry Grover has been to DRC for this discussion, they looked at the general plan and feel because of the location of the property being next to the sewer plant, it would be a great location for the zone request. A few years ago, someone else came to the council wanting to do a high residential use for the property and the council felt that this would not be a good location for it. Some other issues are that on the property line: there may be a main sewer line going east and west in the future and access to Beet Road maybe limited if the county decides to widen it and make it a main road. Mayor Henderson stated that DRC recommended the zone change along with Planning and Zoning.

Jerry Grover stated that he agrees with what the city staff has discussed and is aware of the items of concern. He stated that he currently does a vintage car restoration and he would like to move his business down at this property. He is aware that there might be issues with wet lands. Some of the neighbors have expressed their concerns about a trail system and he is not opposed to allowing trails on the property, but would like to wait until a master trail plan is in place. There are some concerns about drainage in the area. He stated that it does not matter what zone it is, there will always be problems with drainage in the area. He has also done some work to help the drainage out.

Mayor Henderson asked if there were any questions from the public.

Dyless Snyder stated that she is concerned with the growth in Salem and wonders who is paying the price for the growth. Especially when the larger lots are reduced down to accommodate smaller building lots. They have built on the property because of the larger open lots by them (they own the property south of the Grover property). She is wondering if industrial is a good buffer zone.

Clark Sheffield owns the property adjacent to the south. He stated that after talking with Jerry, he feels that Jerry has some good ideas for the use of the land, and feels that it would be a good transition between the zones. He, too, is concerned about what type of transition you have between zones, and where do you draw the lines. Again, he feels that what Jerry has proposed it would be a good transition.

Councilperson Gordon commented that, with the size of the parcel, a large industrial would not be allowed on the parcel, and could help control what type of industrial.

Jerry also stated that the ordinances that the city has also helps with the transition and what is allowed on the parcel.

CLOSE

MOTION BY: Councilperson Lynn Durrant to close the public hearing.

SECONDED BY: Councilperson Brent Hanks.

VOTE: All Affirmative (4-0).

A. Jerry Grover – General Plan Amendment and Zone Change for Property located at 1450 N. 460 W from A-1/R-3 to I-1

Mayor Henderson stated that the city council is currently looking at updating the general plan. The council can either table it, wait until the general plan is reviewed and set, deny it, or approve the request.

Councilperson Durrant asked what the current zone is. It was stated that it is zoned A-1 or R-3. With the new general plan, it has not been determined for that area.

Bruce Ward stated that the A-1 or I-1 zone would be a great buffer for the property by the sewer plant.

Jerry Grover stated that with the current A-1 zone, he could put three homes on the property (if it were subdivided).

Attorney Baker stated that if the council approves it, that it would need to be done as two motions, one motion to amend the general plan and the second motion to change the property to the I-1 zone.

MOTION BY: Councilperson Stanley Green to approve the general plan amendment for the property at 140 North 460 West and to approve the zone change from A-1/R-3 to an I-1 Zone.

SECONDED BY: Councilperson Todd Gordon.

VOTE: (3 Aye, 1 Nay) Councilperson Brent Hanks, Nay; Councilperson Lynn Durrant, Aye; Councilperson Stanley Green, Aye; Councilperson Todd Gordon, Aye.

4. APPROVE THE 2010 COUNCIL CALENDAR

Mayor Henderson stated that this is the calendar for the council meetings and for what holidays the city office will be closed. He stated that one change is that the employee personnel policy states that for Christmas, the employees will have two days off. Next year Christmas is on a Saturday, and it has been proposed that the city will be closed on Friday December 24 and Monday December 27 2010.

MOTION BY: Councilperson Lynn Durrant to approve the council calendar for 2010.

SECONDED BY: Councilperson Todd Gordon.

VOTE: All Affirmative (4-0).

5. APPROVE MINUTES OF NOVEMBER 4TH AND 10TH, 2010

MOTION BY: Councilperson Lynn Durrant to approve the minutes of November 4 and November 10 as written.

SECONDED BY: Councilperson Stanley Green.

VOTE: All Affirmative (4-0).

6. APPROVE BILLS FOR PAYMENT

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

SECONDED BY: Councilperson Stanley Green.

VOTE: All Affirmative (4-0).

7. PUBLIC SAFETY

Chief James stated that Sergeant Dibble cleaned out the evidence room; we have had a lot of people participating in the drop off box for prescription drugs. He had 240 pounds worth of pills.

Councilperson Gordon asked Chief James how the dispatch center was going. Chief James stated that it was going well. They are understaffed though. He also reported that the police departments are doing away with the 10 code as of December 1. They are going to a plain speech when talking on the radios.

Chief James also reported that residents need to remember to lock their doors to their homes and cars and to not leave valuable items in their cars.

8. OPEN DISCUSSION

Mayor Henderson asked if anyone had anything for open discussion. There were no comments.

COUNCIL REPORTS

9. MAYOR J. LANE HENDERSON

10. COUNCILPERSON LYNN DURRANT

Councilperson Durrant reported that the Emergency Management team met on Tuesday night. Chief James gave them a scenario and would like to know how everyone would respond. She would like to talk about the scenario with the council at the work session in January.

11. COUNCILPERSON TERRY A. FICKLIN

12. COUNCILPERSON STANLEY W. GREEN

13. COUNCILPERSON BRENT V. HANKS

Councilperson Hanks stated that the lighting of Pond Town Christmas will be Friday November 27 at 6:00 p.m. and everyone is invited. On December 19 we will have the light parade. It too starts at 6:00 p.m. and the parade will start at Knoll Park and go the same parade route that Salem Days parade goes and will end up at the Down Town Ball Park.

While the weather is still good, the street department is patching roads and they have done a great job so far with it.

14. COUNCILPERSON TODD R. GORDON

15. DAVE JOHNSON, BUILDING DEPARTMENT/PUBLIC WORKS

16. BRUCE WARD, CITY ENGINEER/ PUBLIC WORKS DIRECTOR

17. ATTORNEY S. JUNIOR BAKER.

ADJOURN CITY COUNCIL MEETING

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

SECONDED BY: Councilperson Lynn Durrant.

VOTE: All Affirmative (4-0).

MEETING ADJOURNED AT: 7:40 p.m.

Jeffrey Nielson, City Recorder