

Salem City Council Meeting will also be held electronically, using the Zoom program. If you would like to participate, please call the city offices (801-423-2770) or email (salemcity@salemcity.org) before 5:00 p.m. on Wednesday, February 2nd to request the link.

DATE:

February 2, 2022 (City Council Chamber 30 West 100 South)

6:00 p.m.

Work Session

Public Safety Presentation
 New Salem Area Discussion

7:00 p.m.

AGENDA - REGULAR COUNCIL MEETING

- 1. Volunteer Motivational/Inspirational Message
- 2. Invitation to Say Pledge of Allegiance
- 3. Youth Council Report
- 4. SF / Salem Chamber Report
- 5. EMT and Police Recognition
- 6. Appointment of New Planning and Zoning Commission Member
- 7. Citizen Request: London Simonsen (amendment of C1/C2 zone)
- 8. Citizen Request: Israel Patterson (new zone designation)
- 9. Decision: New Salem Area Plan
- 10. Decision: Salem City Implementation Agreement
- 11. Decision: Salem Canal Trail Interlocal Agreement
- 12. Decision: Salem Canal Trail Canal Company Agreement
- 13. Decision: Cole Park Play Ground
- 14. Decision: Minutes of January 19, 2022
- 15. Decision: Bills for Payment

DIRECTORS REPORTS

- 16. Chief Brad James, Public Safety Director
- 17. Steve Cox, Building Official Director
- 18. Attorney Vaughn Pickell
- 19. Jeffrey Nielson, City Finance Director
- 20. Matt Marziale, Public Works/Recreation Director
- 21. Ted Barnett, Electrical Director
- 22. Bruce Ward, Manager/Engineering
- 23. John Bowcut, Fiber Director

COUNCIL REPORTS

- 24. Mayor Kurt L Christensen
 - a. Finances / Budget
 - b. City Employees
 - c. Miss Salem
 - d. UMPA Report
 - e. Public Safety
- 25. Councilman Kelly Peterson
 - a. Power Report
 - b. SUVPS Report
 - c. Fiber Report
- 26. Councilwoman Cristy Simons
 - a. Parks & Recreation
 - b. Green Waste
 - c. Youth Council
- 27. Councilman Seth Sorensen
 - a. Water (Primary & Secondary)
 - b. Mt Nebo & SUVMWA
 - c. Chamber of Commerce
- 28. Councilwoman Delys Snyder
 - a. Solid Waste/Recycling
 - b. Senior Lunch
 - c. Library
- 29. Councilman Tim De Graw
 - a. Sewer
 - b. Storm Drain
 - c. Roads & Trails
- 30. CLOSED SESSION -The Salem City Council may temporarily recess the regular meeting and convene in a closed session to discuss pending or reasonably imminent litigation; the purchase, exchange, or lease of real property or water; or to discuss the character, professional competence or physical or mental health of an individual as provided by Utah Code Annotated §52-4-205.

Please Note: If you have an item that you would like to have discussed before the City Council, please fill out a request form, which is available online at <u>salemcity.org</u> or at the City Office, and return it to the City Office by 5:00 p.m. the Thursday prior to the meeting you would like to attend.

Minutes of the Salem City Council Meeting held on February 2, 2022 in the Salem City Council Chambers.

Work Session: 6:00 p.m.

1. Public Safety Presentation

No comment was made about this item during work session.

2. New Salem Area Discussion

Mayor Christensen stated that he would like to see the layout of the New Salem Area more spread out. Mayor Christensen wants the New Salem Area to have a unique open feel. Brad Robbins stated that he believes that the only item that is left for discussion among the City Council is the credentials of the ultra-high density area. Brad Robbins stated that the creation of zoning codes for the New Salem Area will help the City Council decide how the New Salem Area will look, especially the spacing of the developments. Boyd Brown stated that the hall brooks development is a great example of a high density development with space and great architectural design standards. Bruce Ward reminded that the New Salem Area general plan is not a zone change but is a general plan for the area. Mayor Christensen stated that he would like to see variety of product built in the New Salem Area. Councilperson Synder is concerned that developers will only ask for the highest densities that area assigned to the area that they are wanting to develop. Brad Robbins stated that the current location of the ultra-high density are in the New Salem Area general plan is the perfect spot for that type of density. Councilperson Snyder asked the City Council if the product should be the same in areas or if the product should be mixed in areas. Councilperson Degraw mentioned that it is possible to have a mix of product in areas of the New Salem area. Brad Robbins was asked to share the credentials of area 3 and 4. Councilperson Snyder reminded the City Council that there is 100 acres of property that is proposed to be assigned 9 to 14 units per acre. Councilperson Snyder also mentioned that the placement of area 3 and 4 in the New Salem area plan is the best place to have high density. Craig Smith stated that the densities proposed for area 3 and 4 is not a high residential density compared to larger Cities. Craig Smith stated that he could show Mayor Christensen where developments similar to the New Salem area have occurred in south Utah County. Craig Smith is concerned that there is not enough high density against the commercial properties in the New Salem area plan. Craig Smith also believes that there is too much commercial zoning in the New Salem area plan. Craig Smith stated that he and the other representatives for the property they own cannot keep moving forward with the New Salem area plan planning because the planning is outrageous. Craig Smith stated that the alignment of the future Mt. Loafer Parkway has decreased the value of the property because it goes right through the middle of their property. Craig Smith is requesting ultra-high density adjacent to the commercial area on his property. Bruce Ward stated that Utah County choose the alignment of the future Mt. Loafer Parkway. Craig Smith asked when the Mt. Loafer Parkway is planned to start construction. Bruce Ward stated that Salem City does not have any control over the construction of Mt. Loafer Parkway. Utah County will control the construction of the parkway and they are planning to start soon. The City Council asked if Brent Bluth would like to give any input to the work session. Brent Bluth stated that the New Salem area plan is great but it is lacking an economic plan. Brent Bluth also mentioned

that the commercial development areas may develop slower or faster than what is expected. Brent Bluth stated that he is representing the property that the Salem Village Subdivision will be on. The current zoning of the property is R-5, the New Salem area plan presented tonight at City Council has the property zoned as commercial. Brent Bluth is concerned that the property he represents is not currently planned to be residential in the New Salem area. Boyd Brown stated that he had a few comments about the amount of commercial in the area. Boyd Brown stated that Mark Wright's property has a lot of planned commercial. Boyd Brown does not like the idea of having a commercial strip along Mt. Loafer Parkway. Boyd Brown believes that the city will lose its identity with how much commercial zoning is being proposed. The City Council asked Brad Robbins to share his opinion on the proposed zoned areas. Brad Robbins stated that area 8 is a way for the area to be flexible in use. Brad Robbins stated that the timing of the market will determine what is built in area 8. Brad Robbins recommended that most of the frontage along Mt. Loafer Parkway to be area 8. Councilperson Degraw mentioned that area 8 will be a great zoning if there are good standards and codes in place to make the developers develop what the City Council wants to see. Councilperson Degraw wants continuity for the New Salem area. Brad Robbins stated that there was language added to the area 8 description which reinforced that the City Council can determine what is built in the area. Brad Robbins recommended that the proposed commercial nods along Arrowhead Trail should remain commercial. Bruce Ward stated that the property owners for the Patterson property wants to have an area 3 and an area 5 on the frontage of 460 west. They are wanting the area 5 to do flex warehousing and storage units. Brad Robbins recommended that the Patterson property's proposal of area 5 is not a good place to have area 5. Mark Wright stated that he is in favor of the area 8 on his property. He believes that there needs to be residential development to support the commercial in the area. The City Council is wanting to make a portion of Mark Wright's property to area 8 to allow flexibility. Israel Patterson presented his property's area 3 and area 5 concept that was described by Bruce Ward earlier. Israel Patterson stated that area 3 would give them room to build a small park on the property. Israel Patterson also stated that he develops storage units and flex warehouse that is attractive. Councilperson Degraw asked if there was a storage unit development in the area. Bruce Ward stated that there is a storage unit development under construction south east of the Patterson property. Bruce Ward mentioned that the Patterson property is currently zoned R-8, Israel Patterson's proposal of area 3 would make the density comply with the R-5 zone. Councilperson Simons is unsure about the proposal to change the frontage along 460 west to area 5. Israel Patterson stated that they develop an attractive flex warehouse that would be fronting 460 west. Israel is going to bring rendering of the flex warehouse and storage units he develops. Councilperson Snyder mentioned that she believes the area 5 could blend with Olsen's greenhouse and the storage units in the area along 460 west. Councilperson Degraw asked if there were too many storage unit proposals in the area currently. Brad Robbins stated that storage unit development is popular for various reasons. Brad Robbins stated that a buffer between the storage units and residential development will be essential to make it look nice. Israel Patterson stated that he is willing to work with the City Council in whatever zoning decision they make for his property.

MEETING CONVENED AT: 7:00 p.m.

CONDUCTING: Mayor Kurt L Christensen

COUNCIL PRESENT:

Mayor Kurt L Christensen Councilperson Seth Sorensen – Excused Councilperson Delys Snyder Councilperson Tim De Graw Councilperson Cristy Simons Councilperson Kelly Peterson

STAFF PRESENT:

Jeffrey Nielson, Finance/Recorder Vaughn Pickell, City Attorney Chief Brad James, Police Chief Ted Barnett, Power Matt Marziale, PW/Recreation Bruce Ward, Manager/City Engineer Steve Cox, Building Dept. John Bowcut, Fiber Director Cody Young

OTHERS PRESENT

Please Review Attendance Role Attached Below

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

Mayor Kurt Christensen asked if anyone would like to give a motivational or inspirational message. Councilperson Delys Snyder stated she would like to offer a motivational message in the form of a prayer.

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

Matt Marziale invited those who 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. YOUTH COUNCIL

Brooklyn Larson and Andy Mckee stated that there is going to be a senior citizens dance with dinner provide at the civic center on February 10, 2022. They invited the City Council members to join them at the activity.

4. SF/SALEM CHAMBER OF COMMERCE

Mayor Christensen stated the Sterling Rees and his wife were awarded a recognition award from the SF/Salem Chamber of Commerce.

5. EMT and Police Recognition

Mountain Star Health came to present a lifesaving award to the Salem Police Department and EMS crew. The people recognized for the lifesaving award are the following: Officer Wood, Officer Marberry, Kristin Ekins, Monica Ealey, Rich Seitz, Jake Farley and Chris Reed. Chief Brad James stated that the officers responded were on scene for this incident in under three minutes. The EMS crew was on scene in about seven minutes. Chief Brad James was grateful for everybody involved to save this person's life.

6. Appointment of New Planning and Zoning Commission Member

Mayor Christensen stated that he would like to appoint Kevin Lyman to the Salem City Planning and Zoning Commission.

MOTION BY: Councilperson Kelly Peterson made a motion to appoint Kevin Lyman to the Planning and Zoning Commission.

SECONDED BY: Councilperson Delys Snyder seconded the motion.

VOTE: Councilperson Tim DeGraw; Aye, Councilperson Kelly Peterson; Aye, Councilperson Cristy Simons; Aye, Councilperson Deyls Snyder; Aye, (4 Ayes)

7. Citizen Request: London Simonson (amendment of C1/C2 zone)

London Simonson stated that he was raised in Salem. He is a proud business owner in Salem. London is wanting to amend the C1 and C2 zoning code. He specifically wants to change the text that reads that metal buildings are not permitted in the C1 and C2 zones. London is requesting this change because he want to build a coffee shop that has metal architecture. Councilperson Kelly Peterson asked if he was planning on building a metal building like the development next to the Walmart in Springville, UT. London Simonson stated that his idea is similar but not the same as the development by the Springville, UT Walmart. Vaughn Pickell stated that a revised ordinance would need to be presented at Planning and Zoning Commission and City Council for approval. Mayor Christensen asked Bruce Ward and Steve Cox for their opinion on the proposal. Bruce Ward stated that metal can be used as an attractive architecture material. Bruce Ward recommended that there is design standards set in place if the code is amended. Steve Cox said that his opinion is the same as Bruce Ward's. Vaughn Pickell stated that design standards can be set that could make metal functional and attractive. Councilperson Kelly Peterson wants the building to look nice, he does not want to see any rustic architecture. London Simonson stated that the code could state that architecture of buildings are approved by the DRC. Mayor Christensen wants there to be a standard in place for architecture. He does not want the code to be based off of somebody's opinion. The City Council advised London Simonson to work with city staff to create a proposal for Planning and Zoning Commission and City Council. Councilperson Simons stated that she wants to see a product that is inviting to the area.

8. Citizen Request: Israel Patterson (new zone designation)

Brant Tuttle from Northern Engineering stated that he is working with Israel Patterson to develop the Patterson property. After reviewing the New Salem area plan they have a few suggestions for their property. Their property is located on the corner of 460 west and Arrowhead Trail. Brant Tuttle stated that they are requesting to be moved to an area 3 and an area 5 along the frontage of area 5. They are requesting area 5 because they want to develop flex warehouses and storage units next to the residential development. Brant Tuttle stated that the flex warehouses and storage units will be very attractive. It was mentioned that the residential development is proposed to be 10 units per acre. Israel Patterson stated that he will bring renderings of the flex warehouses and storage units they want to construct. Israel Patterson mentioned that they try to rent the flex warehouses and not sell them. Israel Patterson and Brant Tuttle believe that the storage units are a great idea to have next to the proposed townhomes. Bruce Ward mentioned that a buffer between the storage units and residential development may be required. Councilperson Simons is okay with changing the property to area 3 but she is concerned about changing the frontage along 460 west to area 5. Brad Robbins stated that a buffer would need to be placed between area 3 and 5 for the property to be developed properly. Councilperson Degraw stated that Israel Patterson will need to bring renderings of what he wants to build in area 5. Councilperson Snyder stated that area 5 could be a good zoning for the frontage of 460 west in that location. Bruce Ward mentioned that the proposed area 5 area could be changed to area 8.

9. Decision: New Salem Area Plan

Councilperson Degraw reminded the City Council that they talked about changing the area that the Salem Village Subdivision (Brent Bluth representing) is proposed to go to area 8. Brent Bluth stated that they would like to see the property that he represents be changed to area 2. They have no intention of developing commercial on the property. Brent Bluth also mentioned that the property is already zoned R-5. The City Council believes that Brent Bluth's proposal of making the property area 2 goes in line with the New Salem area plan. Brad Robbins stated that the maximum number of units for the New Salem area is 5300. Brad Robbins stated that area 8 is a good way to make the market at the time of development determine what is suited for the area. The City Council is okay with Mark Wright's request of taking a portion of his property into area 8. The City Council stated that the flex warehouse would be approved but the storage units would not be approved on the Patterson property. The City Council would like for the Patterson property to be zoned area 2 for the residential development. It was mentioned that area 8 also works for the property Brent Bluth is representing. The City Council wants the frontage along 460 west on the Patterson property to be area 8.

MOTION BY: Councilperson Kelly Peterson made a motion to approve the New Salem Area Plan with the following condition. City staff review and make sure the New Salem Area plan is updated per City Council's request in tonight's meeting.

SECONDED BY: Councilperson Delys Snyder seconded the motion.

VOTE: Councilperson Tim DeGraw; Aye, Councilperson Kelly Peterson; Aye, Councilperson Cristy Simons; Aye, Councilperson Deyls Snyder; Aye, (4 Ayes)

10. Decision: Salem City Implementation Agreement

Bruce Ward explained that the Salem City Implementation Agreement was for the potential improvements to Salem Canal Road that Salem City will have to pay for. Bruce Ward recommends that the City Council tables the agreement until next City Council. Bruce Ward stated that he exact cost for Salem City has not been determined. He is hoping that he knows the exact cost by next City Council. This unknowing of cost is the reason for the recommendation to table the agreement.

MOTION BY: Councilperson Cristy Simons made a motion to table the Salem City Implementation Agreement until the February 16, 2022 City Council. SECONDED BY: Councilperson Kelly Peterson seconded the motion. VOTE: Councilperson Tim DeGraw; Aye, Councilperson Kelly Peterson; Aye, Councilperson Cristy Simons; Aye, Councilperson Delys Snyder; Aye, (4 Ayes)

11. Decision: Salem Canal Trail Interlocal Agreement

Bruce Ward stated that the Salem Canal Trail Interlocal Agreement is an agreement between Salem, Payson and Spanish Fork. The agreement is for the construction of the trail that will span from the Spanish Fork river bottoms to P Mountain in Payson. This agreement allows Salem to be the lead City for approvals of future development of the trail.

MOTION BY: Councilperson Tim Degraw made a motion to approve the Salem Canal Trail Interlocal Agreement.

SECONDED BY: Councilperson Cristy Simons seconded the motin

VOTE: Councilperson Tim DeGraw; Aye, Councilperson Kelly Peterson; Aye, Councilperson Cristy Simons; Aye, Councilperson Delys Snyder; Aye, (4 Ayes)

12. Salem Canal Trail Canal Company Agreement

Bruce Ward stated what the Salem Canal Trail Canal Company Agreement is. The agreement does not force the liability of the Salem Canal Company to increase because of the building of the trail over the future piped Salem Canal. Bruce Ward explained that if the Salem Canal Company has to do maintenance on the future Salem Canal pipe Salem City will need to restore the portion of the trail is disrupted.

MOTION BY: Councilperson Delys Snyder made a motion to approve the Salem Canal Trail Company Agreement.

SECONDED BY: Councilperson Degraw seconded the motion.

VOTE: Councilperson Tim DeGraw; Aye, Councilperson Kelly Peterson; Aye, Councilperson Cristy Simons; Aye, Councilperson Delys Snyder; Aye, (4 Ayes)

13. Decision: Cole Park Play Ground

Matt Marziale stated that the City Council needs to approve a bid for the construction of the Cole Park playground. Matt Marziale recommends the bid \$438,888 from Big T Recreation for the construction of the playground. Matt Marziale stated that the playground will be unique to the area and will have a farm theme. Matt Marziale mentioned that this project is impact fee eligible.

MOTION BY: Councilperson Cristy Simons made a motion to approve the bid from Big T Construction in the amount of \$438,888 for the construction of the Cole Park playground. SECONDED BY: Councilperson Delys Snyder seconded the motion.

VOTE: Councilperson Tim DeGraw; Aye, Councilperson Kelly Peterson; Aye, Councilperson Cristy Simons; Aye, Councilperson Delys Snyder; Aye, (4 Ayes)

14. Decision: Minutes of January 19, 2022

MOTION BY: Councilperson Kelly Peterson made a motion to approve the January 19, 2022 City Council minutes.

SECONDED BY: Councilperson Cristy Simons seconded the motion.

VOTE: Councilperson Tim DeGraw; Aye, Councilperson Kelly Peterson; Aye, Councilperson Cristy Simons; Aye, Councilperson Delys Snyder; Aye, (4 Ayes)

15. Decision: Bills for Payment

MOTION BY: Councilperson Tim Degraw made a motion to approve the bills for payment in the amount of \$1,550,716.61.

SECONDED BY: Councilperson Delys Snyder seconded the motion.

VOTE: Councilperson Tim DeGraw; Aye, Councilperson Kelly Peterson; Aye, Councilperson Cristy Simons; Aye, Councilperson Delys Snyder; Aye, (4 Ayes)

16. Chief Brad James, Public Safety Director

Chief Brad James stated that the public safety presentation that was scheduled for tonight was not presented. The City Council decided to have the public safety presentation presented at the next City Council meeting. Chief Brad James mentioned that we need to begin the process of deciding what we want to build for a public safety building. Chief Brad James finished up by stating that growth is going to increase the need for public safety resources.

17. Steve Cox, Building Official Director

Steve Cox stated that there were 10 single family home building permits issued in January 2021. There was 11 single family home building permits issued in January 2022. Steve Cox mentioned that there are 21 building permits awaiting payment currently. Once these fees are paid the building permits will be issued. Steve Cox stated that there was 256 single family building permits issued last year and 133 of those home have been connected to Salem City utilities.

18. Attorney Vaughn Pickell

Vaughn Pickell mentioned that they are going to interview three applicants for the attorney position.

19. Jeffery Nielson, City Finance Director

Jeff Nielson introduced Cody Young and stated that he will be recording the City Council minutes now.

20. Matt Marziale, Public Works/Recreation Director

Matt Marziale didn't have anything to add to tonight's meeting.

21. Ted Barnett, Electrical Director

Ted Barnett welcomed Mayor Christensen as a UMPA board member and Councilperson Peterson has a SUVPS board member. Ted Barnett mentioned that he is going to request a proposal for a new impact fee study in the near future. Ted Barnett stated that the last impact fee study was completed in 2019. Ted Barnett stated that he is meeting with SESD soon to go over the customers that Salem City will need to take over from SESD.

22. Bruce Ward, Manager/Engineer

Bruce Ward stated that the bids for the traffic master plans have been submitted. Bruce Ward stated that a copy of the bids will be given to Councilperson Degraw.

23. John Bowcut, Fiber Director

John Bowcut stated that 324 people have signed up for Salem City fiber. John Bowcut stated that the breakeven number for the fiber project is 500 connections. John Bowcut mentioned that they are still working on building their fiber building. Jeff Nielson stated that a resident came to this office this week and told him that the fiber department's customer service was wonderful.

Council Reports

24. Mayor Kurt Christensen

Mayor Christensen stated that he will be a part of the interviews for the new attorney. Mayor Christensen was thankful for Chief Brad James and all of his hard work to keep people safe in Salem. Mayor Christensen was also grateful for the public safety building tour.

25. Councilperson Kelly Peterson

Councilperson Peterson stated that SUVPS moved forward to pay out strawberry water users. Councilperson Peterson mentioned that the money used to pay out strawberry water users came from SUVPS and not out of Salem City's budget. Councilperson Peterson mentioned that in the next five years SUVPS is going to take over ownership from the Federal Bureau. It is estimated that there will need to be 50 million dollars of improvements for the power infrastructure. Salem City is going to pay about 7% of that cost for improvements. Councilperson Peterson stated that he wanted to make everybody aware of this situation. Jeff Nielson asked if SUVPS is going to bond for the 50 million. Councilperson Kelly Peterson stated that SUVPS is looking at bonding for the full amount or having the City's bond for their portion of the infrastructure improvements.

26. Councilperson Cristy Simons

Councilperson Cristy Simons didn't have anything to add to tonight's City Council.

27. Councilperson Seth Sorensen

Councilperson Sorensen was excused from tonight's City Council.

28. Councilperson Delys Snyder

Councilperson Snyder stated that they are in the process of adding three library board members. Councilperson Snyder stated that we will know the cost of the new building for the solid waste facility soon. Councilperson Snyder mentioned that the solid waste facility will be building the new facility without raising rates.

29. Councilperson Tim Degraw

Councilperson Degraw stated that he will have the sewer report ready for next City Council. Councilperson Degraw stated that he'll be meeting with a member from the Utah Lake board on February 17, 2022. Councilperson Degraw stated that he is planning to meet with James Thomas to go over roads in Salem. Bruce Ward mentioned that Salem City has the authority through the lease agreement with stokes to determine where accesses can go for the potential McDonald's project.

30. Closed Session

MOTION BY: Councilperson Kelly Peterson made a motion to enter closed session. SECONDED BY: Councilperson Delys Snyder seconded the motion. VOTE: Councilperson Tim DeGraw; Aye, Councilperson Kelly Peterson; Aye, Councilperson Cristy Simons; Aye, Councilperson Delys Snyder; Aye, (4 Ayes)

MOTION BY: Councilperson Kelly Peterson made a motion to close closed session. SECONDED BY: Councilperson Cristy Simons seconded the motion. VOTE: Councilperson Tim DeGraw; Aye, Councilperson Kelly Peterson; Aye, Councilperson Cristy Simons; Aye, Councilperson Delys Snyder; Aye, (4 Ayes)

30. Adjourn City Council

MOTION BY: Councilperson Kelly Peterson made a motion to adjourn. SECONDED BY: Councilperson Cristy Simons seconded the motion. VOTE: Councilperson Tim DeGraw; Aye, Councilperson Kelly Peterson; Aye, Councilperson Cristy Simons; Aye, Councilperson Delys Snyder; Aye, (4 Ayes)

MEETING ADJOURNED AT: 9:25 p.m.

Jeffrey Nielson, City Recorder

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| Salem City Council Meeting Attendance Record For Council Meeting held on January 19, 2022 | | |
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