

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, January 17th to request the link.

DATE: January 17, 2024 (City Council Chamber 30 West 100 South)

6:00 p.m. Work Session

1. Billboard Discussion
2. Agenda Items 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. Public Hearing
 - a. Ordinance Amending Title 14 Comprehensive Zoning Ordinance – Subdivisions and Approvals
6. Decision: Ordinance Amending Title 14 Comprehensive Zoning Ordinance – Subdivisions and Approvals
7. Decision: Impact Fee Policy Update
8. Decision: Loafer Complex Scoreboard
9. Decision: Meeting Minutes of January 3, 2024
10. Decision: Bills for Payment

DIRECTORS REPORTS

11. Chief Brad James, Public Safety Director
12. Steve Cox, Building Official Director
 - a. Solar Permit Discussion
13. Attorney Walter Bird
14. Jeffrey Nielson, City Finance Director
15. Matt Marziale, Public Works/Recreation Director
 - a. Farmer Market Discussion/Food Truck Discussion
16. Adam Clements, Electrical Director
17. Bruce Ward, Manager/Engineering
18. John Bowcut, Fiber Director

In compliance with the A.D.A., individuals needing special accommodations during this meeting should notify the Salem City Office at 30 W. 100 S. or call (801)423-2770 at least three working days prior to meeting.

COUNCIL REPORTS

- 19. Mayor Kurt L Christensen
- 20. Councilperson Kelly Peterson
- 21. Councilperson Cristy Simons
- 22. Councilperson Cynthia Deveraux Rees
- 23. Councilperson Paul Taylor
- 24. Councilperson Tim De Graw

25. 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 salemcity.org 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 January 17, 2024, in the Salem City Council Chambers.

Work Session: 6:00 p.m.

1. BILLBOARD DISCUSSION

The city received a few billboard permit applications for billboards along the I-15 freeway. The city is looking to update the billboard ordinance for future billboard submittals. Steve Cox stated that Spanish Fork City and Provo City doesn't allow billboards to be constructed anymore. Steve Cox mentioned that Payson City allows billboards, but they must be constructed 1,000 feet apart. Walter Bird stated that the Planning and Zoning Commission is split on recommending to allow or not allow billboards. Councilperson Taylor asked why other municipalities prohibit billboards. Walter Bird stated that the municipalities probably ban billboards because they believe billboards are unsightly. Councilperson De Graw mentioned that billboards often times hide local businesses in the city. Bruce Ward stated that the DRC is split on their recommendation to allow or not allow billboards. Mayor Christensen, Councilperson Simons, and Councilperson De Graw believe that billboards should be banned. Bruce Ward stated that if billboards are banned then the existing billboards will become non-conforming. Councilperson De Graw would like to see an update to the signage code. Bruce Ward asked for direction from the City Council on what the signage code update would look like. Councilperson De Graw would like to see a median between Park City and Layton City signage. City Council believes that the business owner should choose between having a pole or monument sign (not both). The City Council is comfortable with the maximum height being 25 feet for signs. Councilperson De Graw believes that finish work should be required for signs. The City Council would like to see specific signage requirements for the New Salem MPD area.

2. AGENDA ITEMS DISCUSSION

Bruce Ward stated that he looked into the CUWCD program for reimbursement to residents for having xeriscape. In order for residents to be eligible for the program the city has to accept an ordinance from CUWCD. Bruce Ward believes that the ordinance from CUWCD is too restrictive. Bruce Ward and Walter Bird are going to make some proposed amendments to the CUWCD ordinance. If CUWCD accepts the amendments to the ordinance, then the city might approve it.

Walter Bird stated that an error was made when posting the amendment to the Salem City Codes. The city is proposing to amend title 13 not title 14. Walter Bird stated that the proposed changes to title 13 are to comply with new legislation regarding subdivision approvals. Walter Bird stated that the State wants to make the subdivision approval process administrative. Walter Bird stated that conventional subdivisions will be approved administratively through the DRC. Walter Bird stated that non-conventional subdivisions will be processed through the DRC, Planning and Zoning Commission, and City Council. Councilperson De Graw doesn't agree with the new legislation regarding subdivision approval. Councilperson De Graw mentioned that the new legislation doesn't allow the Mayor or a City Councilperson to be a voting member on the DRC. Councilperson De

Graw believes that removing the City Council from the subdivision approval process is an overreach from the State Government to the Local Government. Councilperson De Graw believes that one third of the State Legislation is tied to construction and development. Councilperson De Graw believes that these ties to construction and development to the State Legislation is concerning. The City Council would like the city staff to keep them in the loop of the development progress in Salem. Mayor Christensen reminded the group that the subdivisions still must meet code to be approved by the DRC. Mayor Christensen stated that the City Council has control over the zoning codes.

MEETING CONVENED AT: 7:00 p.m.

CONDUCTING: Mayor Kurt L Christensen

COUNCIL PRESENT:

Mayor Kurt L Christensen
Councilperson Paul Taylor
Councilperson Cynthia Deveraux Rees
Councilperson Tim De Graw
Councilperson Cristy Simons
Councilperson Kelly Peterson

STAFF PRESENT:

Jeffrey Nielson, Finance/Recorder
Walter Bird, City Attorney
Chief Brad James, Police Chief
Matt Marziale, PW/Recreation
Bruce Ward, Manager/City Engineer
Steve Cox, Building Dept.
John Bowcut, Fiber Director
Jen Wright
Cody Young

OTHERS PRESENT

Please See Attached Document at Bottom

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

Mayor Christensen 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

Bruce Ward 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

There was nobody from Youth Council at tonight's meeting.

4. SF/SALEM CHAMBER OF COMMERCE

Kathleen Leavitt mentioned that the grand opening for the Tag N Go Carwash was today. Kathleen Leavitt asked the City Council if they wanted to use Spanish Forks chip's for the farmers market or create their own. The City Council is okay with the Spanish Fork chips being used for the Salem farmer's market. Kathleen Leavitt stated that the Gala is being held next week.

5. PUBLIC HEARING

Mayor Christensen asked for a motion to enter public hearing.

MOTION BY: Councilperson Peterson made a motion to enter public hearing.

SECONDED BY: Councilperson Simons seconded the motion.

VOTE: Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Taylor; Aye, Councilperson Rees; Aye, (5 Ayes)

**a. ORDINANCE AMENDING TITLE 14 COMPREHENSIVE ZONING
ORDINANCE – SUBDIVISIONS AND APPROVALS**

Walter Bird stated that there was an error in the posting language. The city is proposing to update title 13 and not title 14 in the Salem City Codes. Walter Bird stated that the amendment to title 13 regarding subdivisions and approvals is to become compliant with the new legislation. Walter Bird stated that conventional subdivisions will be approved administratively through the DRC. Walter Bird stated that non-conventional subdivisions will be processed through the DRC, Planning and Zoning Commission, and City Council.

Eileen Miller from the Utah Home Builders Association (HBA) addressed the City Council. Eileen Miller believes that there is outside money coming into the State to fund development. Eileen Miller is not excited about the proposed legislation for the State. Eileen Miller mentioned that it is always better to keep the Local Government in power. Eileen Miller stated that there are three parade of homes home in Salem this year.

Mayor Christensen asked for a motion to close public hearing.

MOTION BY: Councilperson Taylor made a motion to close public hearing.

SECONDED BY: Councilperson De Graw seconded the motion.

VOTE: Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Taylor; Aye, Councilperson Rees; Aye, (5 Ayes)

**6. DECISION: ORDINANCE AMENDING TITLE 14 COMPREHENSIVE
ZONING ORDINANCE – SUBDIVISIONS AND APPROVALS**

Councilperson Peterson agrees with Councilperson De Graw about the overreach of the State Legislation. Councilperson De Graw would like the proposed amendment to specify that the Mayor or City Council members cannot be apart of the DRC. Councilperson De Graw believes that the legislation about subdivisions and approvals is apart of a scheme for the State Legislation to take power away from the Local Government. Councilperson Simons doesn't agree with the new State Legislation. Councilperson Simons appreciates and trust the DRC's expertise in subdivision approval. It was mentioned that the City Council will still be apart of the Master Planned Development Approvals. Mayor Christensen believes that the development can be controlled through the zoning code.

Mayor Christensen asked for a motion for the ordinance amending title 13 comprehensive zoning ordinance – subdivisions and approvals.

MOTION BY: Councilperson Simons made a motion to approve the ordinance amending title 13 comprehensive zoning ordinance – subdivisions and approvals. With the condition to specify that the Mayor or City Council Members cannot be a part of the DRC.

SECONDED BY: Councilperson Peterson seconded the motion.

VOTE: Councilperson De Graw; Nay, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Taylor; Aye, Councilperson Rees; Aye, (4 Ayes, 1 Nay)

7. DECISION: IMPACT FEE POLICY

Jeff Nielson stated that the update to the impact fee policy gives the city the opportunity to require three bids for any project that will be reimbursed through impact fees.

Mayor Christensen asked for a motion for the impact fee policy.

MOTION BY: Councilperson De Graw made a motion to approve the impact fee policy.

SECONDED BY: Councilperson Taylor seconded the motion.

VOTE: Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Taylor; Aye, Councilperson Rees; Aye, (5 Ayes)

8. DECISION: LOAFER COMPLEX SCOREBOARD

Matt Marziale stated that the new scoreboard for the loafer complex would be for field 4. The scoreboard will be used for city events.

Mayor Christensen asked for a motion for the loafer complex scoreboard.

MOTION BY: Councilperson Taylor made a motion to approve the purchase of the Nevco scoreboard in the amount of \$8,631.31 for the loafer complex.

SECONDED BY: Councilperson Simons seconded the motion.

VOTE: Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Taylor; Aye, Councilperson Rees; Aye, (5 Ayes)

9. DECISION: MINUTES OF JANUARY 3, 2024

Mayor Christensen asked for a motion for the minutes of January 3, 2024.

MOTION BY: Councilperson De Graw made a motion to approve the minutes of January 3, 2024.

SECONDED BY: Councilperson Rees seconded the motion.

VOTE: Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Taylor; Aye, Councilperson Rees; Aye, (5 Ayes)

10. DECISION: BILL FOR PAYMENT

Mayor Christensen asked for a motion for the bills for payment.

AMOUNT: \$792,814.15

MOTION BY: Councilperson Simons a motion to approve the bills for payment in the amount of \$792,814.15.

SECONDED BY: Councilperson Peterson seconded the motion.

VOTE: Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Taylor; Aye, Councilperson Rees; Aye, (5 Ayes)

STAFF REPORTS

11. CHIEF BRAD JAMES, PUBLIC SAFETY DIRECTOR

Chief Brad James had nothing to add to tonight's meeting.

12. STEVE COX, BUILDING OFFICIAL DIRECTOR

Steve Cox stated that the legislation is in session. Steve Cox stated that the Building Officials throughout the state are meeting next week to discuss the legislation session. Steve Cox stated that he will give the City Council an update from the Building Official meeting.

a. SOLAR PERMIT DISCUSSION

Steve Cox stated that the city has reached the maximum power that can be put back onto the grid from solar generation. The city is turning down permits right now. They will discuss this topic more when Adam Clements is present.

13. ATTORNEY WALTER BIRD

Walter Bird had nothing to add to tonight's meeting.

14. JEFFREY NIELSON, CITY FINANCE DIRECTOR/CITY RECORDER

Jeff Nielson stated that the budget for last month was sent to the City Council. Jeff Nielson stated that budgets for 2025 are coming up soon.

15. MATT MARZIALE, RECREATION/PUBLIC WORKS DIRECTOR

Matt Marziale showed the City Council the design for the new Veterans Memorial at the cemetery. Matt Marziale stated that an application to bid for constructing the Veterans Memorial will be sent out in February. Matt Marziale believes that the future Veterans Memorial will be a great improvement to the city.

a. FARMER MARKET DISCUSSION/FOOD TRUCK DISCUSSION

Jen Wright talked about having a farmers' market at the ALC. Jen Wright stated that they are working on getting permission from the school district to do the farmers market on their

property. Jen Wright mentioned that they would like to have food trucks at the farmers market. Jen Wright believes that having food trucks at the farmers market will increase the amount of people at the farmers' market. Jen Wright suggested that the current food truck ordinance needs to be adjusted. It was decided that the food truck ordinance needs to be adjusted. Mayor Christensen believes that the food trucks coming into Salem should be apart of the food collation. The City Council does not want a lenient code when it comes to food trucks.

16. ADAM CLEMENTS, ELECTRICAL DIRECTOR

Adam Clements was not present at today's meeting.

17. BRUCE WARD, MANAGER/ENGINEERING

Bruce Ward stated that they held a director's meeting yesterday afternoon. The director's reviewed accomplishments of 2023 and set goals for 2024. Bruce Ward congratulated all of the directors for their department's accomplishments from last year. Bruce Ward encouraged the City Council to be apart of the departments they are assigned to. Bruce Ward mentioned that city staff has been talking to the Tag N Go Carwash about fleet pricing for the city vehicles. Bruce Ward showed the fleet pricing for the Tag N Go Carwash. The payment would be paid annually. Councilperson Taylor believes that having the city vehicles cleaner will help with the resale value.

18. JOHN BOWCUT, FIBER DIRECTOR

John Bowcut had nothing to add to tonight's meeting.

COUNCIL REPORTS

19. MAYOR KURT L. CHRISTENSEN

Mayor Christensen had nothing to add to tonight's meeting.

20. COUNCILPERSON KELLY PETERSON

Councilperson Peterson needs copies of the SUVPS documents that were signed/approved at the last City Council meeting.

21. COUNCILPERSON CRISTY SIMONS

Councilperson Simons had nothing to add to tonight's meeting.

22. COUNCILPERSON CYNTHIA DEVERAUX REES

Councilperson Rees will be touring the new transfer station with Terry Ficklin soon.

23. COUNCILPERSON PAUL TAYLOR

Councilperson Taylor had nothing to add to tonight's meeting.

24. COUNCILPERSON TIM DE GRAW

Councilperson De Graw stated that the Utah Lake board meeting has been postponed. Councilperson Degraw stated that the senate candidates would like to meet the City Council members. The city is looking to update the impact fee for wastewater. The proposals to conduct the impact fee study for wastewater is due on January 30, 2024.

25. CLOSED SESSION

Mayor Christensen asked for a motion to enter closed session for the purpose of potential litigation.

MOTION BY: Councilperson Taylor made a motion to enter closed session for the purpose of potential litigation.

SECONDED BY: Councilperson Rees seconded the motion.

VOTE: Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Taylor; Aye, Councilperson Rees; Aye, (5 Ayes)

Mayor Christensen asked for a motion to close closed session.

MOTION BY: Councilperson Simons made a motion to close closed session.

SECONDED BY: Councilperson De Graw seconded the motion.

VOTE: Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Taylor; Aye, Councilperson Rees; Aye, (5 Ayes)

ADJOURN CITY COUNCIL MEETING

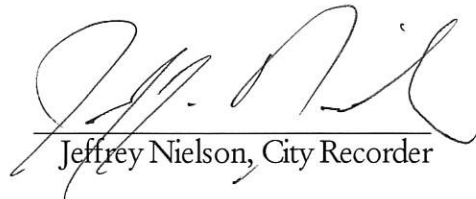
Mayor Christensen asked for a motion to adjourn.

MOTION BY: Councilperson Peterson made a motion to adjourn.

SECONDED BY: Councilperson Simons seconded the motion.

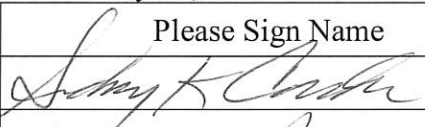
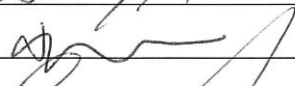
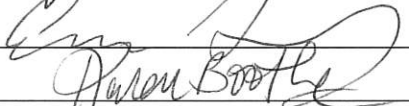
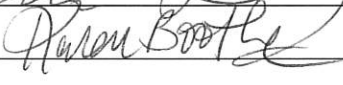
VOTE: Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Taylor; Aye, Councilperson Rees; Aye, (5 Ayes)

MEETING ADJOURNED AT: 9:00 p.m.



Jeffrey Nielson, City Recorder

Salem City Attendance Record
For City Council held on January 17, 2024

	Please Print Name	Please Sign Name
1	SID CARDON	
2	Kathleen Lesnott	
3	Emmya Lacey	
4	Karen Bodtke	
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