

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](mailto:salemcity@salemcity.org)) before 5:00 p.m. on Wednesday, April 20th to request the link.

DATE: April 20, 2022 (City Council Chamber 30 West 100 South)

6:00 p.m. Work Session

1. Citizen Request – Russ Nelson
2. Development Discussion – Brighton Homes
3. Agenda Item's 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. Decision: Preliminary Plat – Foothills Subdivision (820 S Woodland Hills Dr.)
6. Decision: Claire Annexation
7. Decision: WCG and Salem City for engineering consulting services for the Transportation Master Plan and Impact Fee Analysis
8. Decision: Small Unmanned Aircraft Service Agreement April 2022
9. Decision: Pre Disaster Mitigation Plan April 2022
10. Decision: MOU Utah Internet Crimes against Children Task Force April 2022
11. Decision: New Truck for the Building Department
12. Decision: Minutes of April 6, 2022
13. Decision: Bills for Payment

#### DIRECTORS REPORTS

14. Chief Brad James, Public Safety Director
15. Steve Cox, Building Official Director
16. Attorney Walter Bird
17. Jeffrey Nielson, City Finance Director
18. Matt Marziale, Public Works/Recreation Director
19. Adam Clements, Electrical Director
20. Bruce Ward, Manager/Engineering
21. 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

22. Mayor Kurt L Christensen
  - a. Finances / Budget
  - b. City Employees
  - c. Miss Salem
  - d. UMPA Report
  - e. Public Safety
23. Councilman Kelly Peterson
  - a. Power Report
  - b. SUVPS Report
  - c. Fiber Report
24. Councilwoman Cristy Simons
  - a. Parks & Recreation
  - b. Green Waste
  - c. Youth Council
25. Councilman Seth Sorensen
  - a. Water (Primary & Secondary)
  - b. Mt Nebo & SUVMWA
  - c. Chamber of Commerce
26. Councilwoman Delys Snyder
  - a. Solid Waste/Recycling
  - b. Senior Lunch
  - c. Library
27. Councilman Tim De Graw
  - a. Sewer
  - b. Storm Drain
  - c. Roads & Trails
  - d. Transportation Master Plan – Consultant Selection
28. 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](http://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 April 28, 2022 in the Salem City Council Chambers.

**Work Session:** 6:00 p.m.

### **1. Citizen Request – Russ Nelson**

Russ Nelson has come to City Council tonight to inquire for a text amendment to the C-1 zone. Russ Nelson is looking to build a Quick Quack car wash located at SR-198 100 East. The current zoning on the property is C-1. The C-1 zone does not currently allow car washes. Russ Nelson is inquiring to see if a text amendment to the C-1 zone is appropriate for car washes. Russ Nelson gave a presentation about Quick Quack car washes. The car wash will be an automatic express tunnel car wash. The car wash will be open from 7 a.m. to 7 p.m. in the winter and 7 a.m. to 9 p.m. during the summer. The car wash will be water efficient. Russ Nelson mentioned that the car wash will use around 26 gallons of water per wash. Russ Nelson mentioned that the lighting will be shielded to not extend to adjacent properties. Russ Nelson mentioned that Quick Quack car wash wants to be a good member of the community. Russ Nelson showed the proposed site plan for the property. The car wash will be able to hold 3 to 4 cars at a time. The car wash will take about three minutes. They will be providing plenty of vacuums for people to vacuum their cars. Russ Nelson believes that the noise of the car wash will not exceed the sound of the traffic on SR-198. The air dryers will angled towards SR-198. This will mitigate the sound of the car wash for the residents living around the car wash. The lighting on the site will turn off at 10 p.m. every night. Russ Nelson stated that they will be adding a orthodontist office to the south west corner of the property. Mayor Christensen stated that he likes the idea of a car wash on the property. Mayor Christensen is concerned about the access to the car wash. Bruce Ward stated that he will need direction from the City Council to amend the I-1 and C-1 zone text if the City Council would like to see a Quick Quack car wash on the property. Bruce Ward stated that he likes the location of the car wash. Bruce Ward mentioned that the access to the property will be discussed at a later date. Councilperson Peterson likes the parking lot buffer from the car wash on the west side of the property. Councilperson Peterson and Councilperson Sorensen would like to see the C-1 zone amended to allow car washes in the zone. Mayor Christensen believes that vehicles should enter and exit the car wash on 100 east. Councilperson Snyder thinks that the parking lot on the west side of the property is a great buffer. Councilperson Snyder would like to see that the car wash is as quiet as possible for the existing residents. Councilperson Simons is concerned about the traffic problems that may come because of the project. Bruce Ward stated that they will work through the traffic problems at a later date.

## **2. Development Discussion – Brighton Homes**

Shaun Port from Brighton Homes wanted to discuss the first residential concept for their property. Their property is located on Woodland Hills Drive at approximately 600 N. Shaun Port mentioned that the Salem Fields development is to the west of their property and the Viridian Farms project is to the east of their property. Shaun Port would like to know what the City Council envisions the Brighton Homes property to be. Shaun Port presented the concept to the City Council. Brighton Homes is proposing that the lot size would be in line with the R-10 and R-12 zone. Brighton Homes would like to have the property zoned R-8 with a development agreement. They would like a development agreement so they can put more open space in the property. It was mentioned that the only reason they would like to have the R-8 zone on the property was for the purpose of building twin homes. The twin homes would be located on the future Viridian Blvd. Mayor Christensen believes that the R-15 zone should be the zone for the property. Mayor Christensen thinks that the current layout is too dense for the area. Councilperson Peterson does not like the idea of zoning the property with a R-8 zone with a development agreement. Councilperson Sorensen mentioned that the park needs to provide multiple uses for the citizens. Councilperson Sorensen mentioned that he likes the rear entrance to the twin home area. Mayor Christensen is not against the idea of twin homes, he just doesn't believe that it is the right area for them. Mayor Christensen asked Bruce Ward to share his opinion on what zoning should be on the property. Bruce Ward mentioned that the property should be zoned R-12 to R-15 based on previous discussions by the City Council and Planning and Zoning Commission. Brighton Homes wanted to provide a R-8 zone to the property to bridge the gap from the R-15 on the west and the high density from the Viridian Farms project. Councilperson Simons mentioned that she likes the twin home concept. Councilperson Simons believes that R-12 to R-15 zoning is more appropriate for the area. Shaun Port asked if the City would be willing to change the allowable acreage for a master planned development. He would like the allowable acreage to change in order for the property to be eligible for the master planned development zone. This would allow more flexibility in the layout of the subdivision. Bruce Ward stated that he would not recommend changing the allowable acreage for a master planned development.

## **3. Agenda Item's Discussion**

There was no discussion about this agenda item during work session.

**MEETING CONVENED AT:** 7:00 p.m.

**CONDUCTING:** Mayor Kurt L Christensen

**COUNCIL PRESENT:**

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

**STAFF PRESENT:**

Jeffrey Nielson, Finance/Recorder  
Walter Bird, City Attorney  
Chief Brad James, Police Chief  
Adam Clements, Power  
Matt Marziale, PW/Recreation  
Bruce Ward, Manager/City Engineer  
Steve Cox, Building Dept.  
John Bowcut, Fiber Director  
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. Bruce Ward stated he 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**

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

**4. SF/SALEM CHAMBER OF COMMERCE**

There was nobody from the SF/Salem Chamber of Commerce at tonight's meeting.

**5. Decision: Preliminary Plat – Foothills Subdivision (820 S Woodland Hills Dr.)**

Bruce Ward stated that the Foothills Subdivision is located at 820 S Woodland Hills Drive. The Foothills Subdivision is located in the R-15 zone. Bruce Ward stated that the subdivision meets all requirements of the R-15 zone. It was mentioned that the developer will be improving the frontage along Woodland Hills Drive.

Mayor Kurt Christensen asked for a motion for the Preliminary Plat of the Foothills Subdivision.

**MOTION BY:** Councilperson Seth Sorensen made a motion to approve the Preliminary Plat of the Foothills Subdivision with the following conditions. Follow the conditions outlined by the DRC and Planning and Zoning Commission.

**SECONDED BY:** Councilperson Kelly Peterson seconded the motion.

**VOTE:** Councilperson Kelly Peterson; Aye, Councilperson Cristy Simons; Aye, Councilperson Delys Snyder; Aye, Councilperson Seth Sorensen; Aye, (4 Ayes)

**6. Decision: Claire Annexation**

David Claire is proposing to annex a property located approximately at Woodland Hills Dr. Orton Rd. The property is a little bit bigger than one acre. David Claire would like to annex the property and build a home on the lot. Bruce Ward stated that that staff would like to see the property to the west of the Claire property to be annexed in with them. Having the two property's annexed with each other would make the planning of utilities easier. It would also allow the transfer of SESD power to Salem City power easier. David Claire mentioned that the property owner to the west of the property is not excited about annexation. Bruce Ward offered to go visit with the property owner to the west with David Claire. It was mentioned that Bruce Ward could help the property owner ease their concern about annexation.

Mayor Kurt Christensen asked for a motion for the Claire Annexation.

**MOTION BY:** Councilperson Kelly Peterson made a motion to deny the Claire Annexation.

**SECONDED BY:** Councilperson Seth Sorensen seconded the motion.

**VOTE:** Councilperson Kelly Peterson; Aye, Councilperson Cristy Simons; Aye, Councilperson Delys Snyder; Aye, Councilperson Seth Sorensen; Aye, (4 Ayes)



**7. Decision: WCG and Salem City for engineering consulting services for the Transportation Master Plan and Impact Fee Analysis**

Bruce Ward stated that WCG Engineering has been selected for the Transportation Master Plan and Impact Fee Analysis. Jeremy Searle was representing WCG Engineering at tonight's meeting. Bruce Ward stated that the contract outlines \$140,000 for consulting services. The remaining funds will come from road impact fees. Bruce Ward stated that the Transportation Master Plan will give Salem City the guiding document for future transportation.

Mayor Kurt Christensen asked for a motion for WCG and Salem City for engineering consulting services for the Transportation Master Plan and Impact Fee Analysis.

**MOTION BY:** Councilperson Seth Sorensen made a motion to approve the agreement between WCG and Salem City for engineering consulting services for the Transportation Master Plan and Impact Fee Analysis.

**SECONDED BY:** Councilperson Kelly Peterson seconded the motion.

**VOTE:** Councilperson Kelly Peterson; Aye, Councilperson Cristy Simons; Aye, Councilperson Delys Snyder; Aye, Councilperson Seth Sorensen; Aye, (4 Ayes)

**8. Decision: Small Unmanned Aircraft Service Agreement April 2022**

Chief Brad James requested that this item is tabled to a later City Council meeting.

Mayor Kurt Christensen asked for a motion for the small unmanned aircraft service agreement April 2022.

**MOTION BY:** Councilperson Kelly Peterson made a motion to table the small unmanned aircraft service agreement April 2022 to a later City Council meeting.

**SECONDED BY:** Councilperson Seth Sorensen seconded the motion.

**VOTE:** Councilperson Kelly Peterson; Aye, Councilperson Cristy Simons; Aye, Councilperson Delys Snyder; Aye, Councilperson Seth Sorensen; Aye, (4 Ayes)

## **9. Decision: Pre Disaster Mitigation Plan April 2022**

Chief Brad James stated the following. To fulfill federal, state and local hazard mitigation planning responsibilities Mountainland Association of Governments has implemented a plan for the counties of Summit, Utah, and Wasatch. The plan includes city specific hazardous and potentially hazardous conditions. The natural hazards addressed are: Flooding, Wildland Fire, Landslides, Liquefaction, Earthquake, Drought, Severe Weather, Climate Change, Avalanche and Infestations. The plan is monitored, evaluated and updated every three to five years. Currently, Lt. Greg Gurney is Salem Cities, “Point of Contact” as he is the designated Emergency Manager. The current plan expires on May 18, 2022. It is necessary to adopt the new plan to expedite the process of receiving funds from FEMA should a disaster occur. Adopting the plan also makes Salem City eligible to apply for FEMA mitigation grants.

Mayor Kurt Christensen asked for a motion for the Pre Disaster Mitigation Plan April 2022.

**MOTION BY:** Councilperson Seth Sorensen made a motion to approve the Pre Disaster Mitigation Plan April 2022.

**SECONDED BY:** Councilperson Kelly Peterson seconded the motion.

**VOTE:** Councilperson Kelly Peterson; Aye, Councilperson Cristy Simons; Aye, Councilperson Delys Snyder; Aye, Councilperson Seth Sorensen; Aye, (4 Ayes)

## **10. Decision: MOU Utah Internet Crimes against Children Task Force April 2022**

Chief Brad James stated the following. The Utah Attorney General’s Office receives a Federal Grant to enforce laws regarding Internet crimes against children. Through a, “Memorandum of Understanding” with the Attorney General’s Office individual police departments can become part of the, “Utah ICAC Task Force. An officer from the Salem Police Department would be assigned to the Task Force on a very limited basis to assist with investigations involving crimes against children that occur through the Internet or other electronic devices. The assigned officer would specifically assist and be involved in such crimes that occur in the city limits of Salem. The officer would further assist another jurisdiction in the county when available and called upon to do so.

Mayor Kurt Christensen asked for a motion for the MOU Utah Internet Crimes against Children Task Force April 2022.

**MOTION BY:** Councilperson Kelly Peterson made a motion to approve the MOU Utah Internet Crimes against Children Task Force April 2022.

**SECONDED BY:** Councilperson Seth Sorensen seconded the motion.

**VOTE:** Councilperson Kelly Peterson; Aye, Councilperson Cristy Simons; Aye, Councilperson Delys Snyder; Aye, Councilperson Seth Sorensen; Aye, (4 Ayes)



#### **11. Decision: New Truck for the Building Department**

Steve Cox stated that the building department is in need of a new truck. Steve Cox mentioned that they have found a 2022 F-150 for \$43,195.00. This truck is not on the state bid. Steve Cox asked if the amount could be approved by the City Council. Steve Cox believes that a truck on the state bid may come available soon.

Mayor Kurt Christensen asked for a motion for the New Truck for the Building Department.

**MOTION BY:** Councilperson Seth Sorensen made a motion to approve a purchase of a new truck for the building department in the amount of \$43,195.00

**SECONDED BY:** Councilperson Kelly Peterson seconded the motion.

**VOTE:** Councilperson Kelly Peterson; Aye, Councilperson Cristy Simons; Aye, Councilperson Delys Snyder; Aye, Councilperson Seth Sorensen; Aye, (4 Ayes)

#### **12. Decision: Minutes of April 6, 2022**

Mayor Kurt Christensen asked for a motion for the minutes of April 6, 2022.

**MOTION BY:** Councilperson Kelly Peterson made a motion to approve the April 6, 2022 minutes.

**SECONDED BY:** Councilperson Delys Snyder seconded the motion.

**VOTE:** Councilperson Kelly Peterson; Aye, Councilperson Cristy Simons; Aye, Councilperson Delys Snyder; Aye, Councilperson Seth Sorensen; Aye, (4 Ayes)

#### **13. Decision: Bills for Payment**

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

**AMOUNT:** \$768,466.38

**MOTION BY:** Councilperson Delys Snyder made a motion to approve the bills for payment in the amount of \$768,466.38

**SECONDED BY:** Councilperson Seth Sorensen seconded the motion.

**VOTE:** Councilperson Kelly Peterson; Aye, Councilperson Cristy Simons; Aye, Councilperson Delys Snyder; Aye, Councilperson Seth Sorensen; Aye, (4 Ayes)

#### **DIRECTOR REPORTS**

##### **14. Chief Brad James, Public Safety Director**

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

##### **15. Steve Cox, Building Official Director**

Steve Cox had nothing to add to tonight's meeting

**16. Attorney Walter Bird**

Walter Bird mentioned that he will start full time work at Salem City on May 23, 2022.

**17. Jeffery Nielson, City Finance Director**

Jeff Nielson mentioned that the budgets for the 2023 fiscal year will be presented to the council at the May 4, 2022 City Council meeting. Jeff Nielson also mentioned that he sent the March budget to the City Council. He told the Council to contact him with any questions.

**18. Matt Marziale, Public Works/Recreation Director**

Matt Marziale talked about the improvements that will be constructed on Cole Park in the near future. Matt Marziale mentioned that the Highline Canal is hoping to fill the canal on May 2, 2022. Matt Marziale stated that the green waste has two weekends of operation left.

**19. Adam Clements, Electrical Director**

Adam Clements stated that the green exchange is going well. They are working through the process of hiring a new lineman for the power department.

**20. Bruce Ward, Manager/Engineering**

Bruce Ward stated that they will be conducting interviews for a construction inspector on Friday. Bruce Ward talked about hiring Sunrise Engineering to help with the creation of new zoning ordinances for the New Salem area. The City Council believes that the contract should be extended with Sunrise Engineering to help with the creation of the new zoning codes for the New Salem area.

**21. John Bowcut, Fiber Director**

John Bowcut stated that the fiber department now has 364 connections.

**COUNCIL REPORTS**

**22. Mayor Kurt Christensen**

Mayor Christensen stated that they were in the process of budgets for the 2023 fiscal year.

**23. Councilperson Kelly Peterson**

Councilperson Peterson mentioned that the Salem Hills FFA fundraiser went well. Councilperson Peterson also mentioned that the Easter egg hunt was successful.

**24. Councilperson Cristy Simons**

Councilperson Cristy Simons stated that the Salem Hills FFA fundraiser went good. Councilperson Cristy Simons thanked the youth council for their help with the Easter egg hunt.

**25. Councilperson Seth Sorensen**

Councilperson Seth Sorensen mentioned that the SF/Salem Chamber of Commerce hired a new president.

**26. Councilperson Delys Snyder**

Councilperson Snyder mentioned that the ground breaking for the new transfer station is on April 28, 2022 at 3 p.m. Councilperson Snyder mentioned that the new transfer station will be really efficient.

**27. Councilperson Tim De Graw**

Councilperson De Graw was excused from tonight's meeting.

Brad Gordon addressed the City Council. Brad Gordon suggested that the green waste should be opened for more than one month in the spring. Matt Marziale talked about how the county only gives burn permits for certain times of the year. Matt Marziale mentioned that the green waste is only open during the time that the county will issue burn permits. Brad Gordon talked about his concern for the lack of water in the area. Brad Gordon suggested that the new development coming into Salem be forced to xeriscape their yards. Brad Gordon suggested that this action would allow enough water for current residents to keep their yards nice. Mayor Christensen informed Brad Gordon about what rights. Mayor Christensen stated that every developer has to provide water rights for each lot that is created. Mayor Christensen stated that every water rights holds the same value according to the state law. Brad Gordon would like to see new development xeriscape so he can keep his yard nice.

**ADJOURN CITY COUNCIL MEETING**

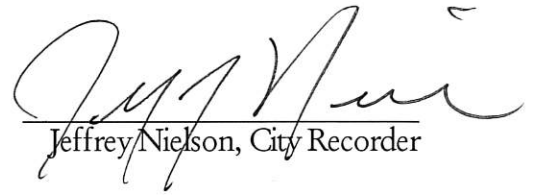
Mayor Christensen asked for a motion to adjourn.

**MOTION BY:** Councilperson Seth Sorensen made a motion to adjourn

**SECONDED BY:** Councilperson Kelly Peterson seconded the motion.

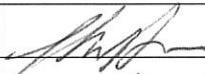

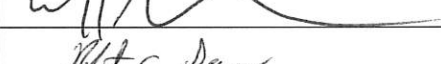
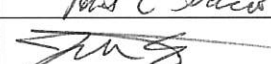
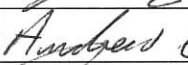
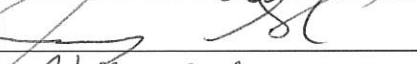
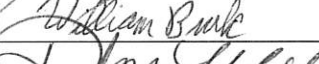

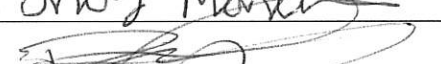

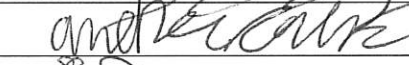
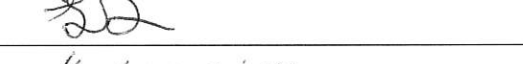
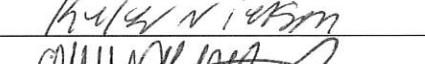
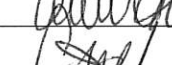
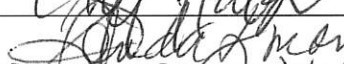
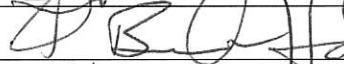


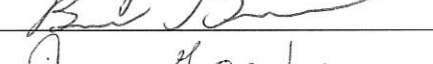
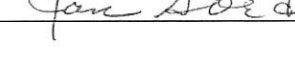
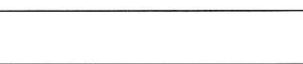


**VOTE:** Councilperson Seth Sorensen; Aye, Councilperson Kelly Peterson; Aye, Councilperson Cristy Simons; Aye, Councilperson Delys Snyder; Aye, (4 Ayes)

**MEETING ADJOURNED AT: 8:20 p.m.**



Jeffrey Nielson, City Recorder

Salem City Council Meeting Attendance Record  
For Council Meeting held on April 20, 2022

	Please Print Name	Please Sign Name
1	Shawn Poor	
2	Sam Pugsley	
3	Russ Nelson	
4	Craig Sacco	
5	Joseph Earnest	
6	Andrew Ottesen	
7	JEREMY SEARLE	
8	William Burk	
9	Robyn Martensen	
10	Troy Martensen	
11	DAVID CLARKE	
12	Keta Tischner	
13	Andre callister	
14	Jesse Duley	
15	Kyler Nielson	
16	Amanda McFinnis	
17	Cliff Hales	
18	Glenda Lyman	
19	Brad Hales	
20	Karen Boothe	
21	Riley Hinch	
22	BRAD GORDON	
23	Jan Gordon	
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