

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, May 3rd to request the link.

DATE: May 3, 2023 (City Council Chamber 30 West 100 South)

6:00 p.m. Work Session

1. Hansen Allen Luce – Storm Drain Master Plan and IFFP
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. Storm Drain Master Plan
  - b. Storm Drain Master Plan IFFP (Impact Fee Facilities Plan) and IFA (Impact Fee Analysis)
6. Decision: Storm Drain Master Plan
7. Decision: Storm Drain Master Plan IFFP (Impact Fee Facilities Plan) and IFA (Impact Fee Analysis)
8. Adjourn to MBA Meeting
9. Resume Regular Council Meeting
10. Citizens Request: Sauna and Cold Plunge Business at Salem Pond
11. Decision: Soren Christensen Annexation (Approx. 1300 W 440 S)
12. Decision: Christensen & Cook Annexation (Approx. 850 E Salem Canal Rd.)
13. Decision: Purchase Property for Right-of-Way for future Road at approximately 750 North and 1300 East
14. Decision: Minutes of April 19, 2023
15. Decision: Bills for Payment

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.

## DIRECTORS REPORTS

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

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.

Minutes of the Salem City Council Meeting held on May 3, 2023, in the Salem City Council Chambers.

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

## **1. HANSEN ALLEN LUCE – STORM DRAIN MASTER PLAN AND IFFP**

Kayson Shurtz representing Hansen Allen & Luce Inc. presented the proposed Salem City storm drain master plan. Kayson Shurtz mentioned that the current storm drain infrastructure in the city does not provide a lot of connectivity and excess capacity. The proposed storm drain master plan provides a plan that will create connectivity and excess capacity within the city's storm drain infrastructure. Kayson Shurtz stated that the total cost for the storm drain infrastructure outlined in the storm drain master plan is \$45,762,000.00. The proposed storm drain master plan has a drainage criteria section. The drainage criteria section will help establish a constant method for how storm drain systems are designed within the city. Kayson Shurtz talked about the proposed storm drain impact fee plan. Impact fees are a way for development to pay for itself. Kayson Shurtz explained that the unit of measure for the proposed storm drain impact fee is the amount of impervious surface on a property. Kayson Shurtz stated that the impact fee will be based off a tiered system. The tiered system will be determined by lot size. Kayson Shurtz mentioned that there is more variation with the amount of impervious surface on a property as the property size increases. Mayor Christensen mentioned that the storm drain impact fee may need to be charged on a case-by-case basis when determining the storm drain impact fee for larger lots. Mayor Christensen stated that a person that has a small amount of impervious surface on a large lot shouldn't pay the full amount of the storm drain impact fee. Councilperson Sorensen believes that the storm drain impact fee cannot be charged case-by-case because a landowner could add impervious surface to the property after the impact fee is paid. Councilperson Sorensen likes how the proposed storm drain impact fee was calculated. It was mentioned that the city reserves the right to lower impact fees if needed. Councilperson Snyder asked how the townhome's storm drain impact fee will be calculated. Bruce Ward stated that the townhome products storm drain impact fee amount will be determined case-by-case. Bruce Ward mentioned that the storm drain impact fee was calculated by the entire city storm drain build out. This calculation makes the storm drain impact fee as low as possible for the homeowners. Soren Christensen asked if the existing storm drain infrastructure can be upgraded with the storm drain impact fees. It was mentioned that impact fees cannot pay for existing infrastructure.

## **2. AGENDA ITEMS DISCUSSION**

Bruce Ward presented the proposed Soren Christensen annexation located at approximately 1300 W 440 S. Bruce Ward stated that the annexation includes Soren Christensen barn's and a couple parcels owned by Soren Christensen. Bruce Ward stated that Salem City is currently serving the proposed annexation property with power.

Bruce Ward presented the proposed Christensen & Cook annexation located at approximately 850 E Salem Canal Rd. Bruce Ward stated that the proposed annexation will

allow the Salem City pressurized irrigation pump house to be located within Salem City boundary.

Bruce Ward talked about the purchase of property for the potential Right-of-Way located at approximately 750 N 1300 E. Bruce Ward stated that the purchase will purchase the Right-of-Way for the future 750 N expansion. The developers will be paying for the purchase of the Right-of-Way.

**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  
Councilperson Cristy Simons  
Councilperson Kelly Peterson

**STAFF PRESENT:**

Jeffrey Nielson, Finance/Recorder  
Chief Brad James, Police Chief  
Matt Marziale, PW/Recreation  
Bruce Ward, Manager/City Engineer  
Steve Cox, Building Dept.  
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. Councilperson Simons stated she 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.

Sarah Ward representing the Water Environment Association of Utah (WEAU) was present at tonight's meeting. Sarah Ward mentioned that the Salem City wastewater treatment plant was nominated this year by the WEAU. Sarah Ward mentioned that the wastewater treatment plant operators do a great job running the plant. The WEAU appreciates the efficiency of the Salem City wastewater treatment plant.

**3. YOUTH COUNCIL**

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

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

Kathleen Leavitt was present at tonight's meeting. Councilperson De Graw wanted to know if the Chamber of Commerce provided ribbon cuttings for businesses that are not a part of the Chamber of Commerce. Kathleen Leavitt said that she would be willing to perform a ribbon cutting for a business not apart of the Chamber of Commerce. Kathleen Leavitt mentioned that an agreement can be made between the Chamber of Commerce and City to allow the Chamber of Commerce to perform ribbon cuttings for new businesses not a part of the Chamber of Commerce. Councilperson De Graw wants to make sure new businesses

know about the benefits with being a part of the Chamber of Commerce. Jeff Nielson stated that there is a Chamber of Commerce handout sent with every issued business license. The handout explains the benefits of the Chamber of Commerce.

## **5. PUBLIC HEARING**

Mayor Christensen asked for a motion to enter public hearing.

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

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

**VOTE:** Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Snyder; Aye, Councilperson Sorensen; Aye, (5 Ayes)

### **a. STORM DRAIN MASTER PLAN**

There was no public comment for this item.

### **b. STORM DRAIN MASTER PLAN IFFP (IMPACT FEE FACILITIES PLAN) AND IFA (IMPACT FEE ANALYSIS)**

Eleen Miller representing the Home Builders Association addressed the City Council. Eleen Miller stated that the proposed storm drain impact fee was found defensible by the Home Builders Association. Eleen Miller suggested that a section of the impact fee should reserve the right for the city to lower the impact fee if needed.

Mayor Christensen asked for a motion to close public hearing.

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

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

**VOTE:** Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Snyder; Aye, Councilperson Sorensen; Aye, (5 Ayes)

## **6. DECISION: STORM DRAIN MASTER PLAN**

Councilperson De Graw believes that there needs to be flexibility in the storm drain impact fee for the city to adjust if needed. Councilperson De Graw would like a table showing the storm drain infrastructure upgrades that need to happen. Councilperson De Graw would like this list to be sorted by highest priority.

Mayor Christensen asked for a motion for the storm drain master plan.

**MOTION BY:** Councilperson Sorensen made a motion to approve the storm drain master plan.

**SECONDED BY:** Councilperson De Graw seconded the motion.

**VOTE:** Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Snyder; Aye, Councilperson Sorensen; Aye, (5 Ayes)



## **7. DECISION: STORM DRAIN MASTER PLAN IFFP (IMPACT FEE FACILITIES PLAN) AND IFA (IMPACT FEE ANALYSIS)**

Mayor Christensen asked for a motion the storm drain master plan IFFP (impact fee facilities plan) and IFA (impact fee analysis).

**MOTION BY:** Councilperson Peterson made a motion to table the storm drain master plan IFFP (impact fee facilities plan) and IFA (impact fee analysis) for the purpose to allow time for the ordinance to be created.

**SECONDED BY:** Councilperson Simons seconded the motion.

**VOTE:** Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Snyder; Aye, Councilperson Sorensen; Aye, (5 Ayes)

## **10. CITIZENS REQUEST: SAUNA AND COLD PLUNGE BUSINESS AT SALEM POND**

Tim Rappleye addressed the City Council about a potential sauna and cold plunge business at Salem Pond. Tim Rappleye mentioned that him and his wife did their first sauna and cold plunge last year in Sweden. Tim Rappleye and his wife had a great experience with the sauna and cold plunge in Sweden. Tim Rappleye stated that sauna and cold plunges have a lot of health benefits. Tim Rappleye mentioned that sauna and cold plunges strengthen a person's heart, improves their wellness/ mind, and helps with weight loss. Tim Rappleye would like to bring a sauna and cold plunge business to the Salem Pond. Tim Rappleye is planning to use a solar powered sauna trailer for the sauna portion of the business. Tim Rappleye is proposing to park the sauna trailer in the eagle nest park parking lot. The sauna trailer would only be parked in the area during the winter. Tim Rappleye mentioned that nobody uses the eagle nest park parking lot during the winter. The people using the sauna would have the opportunity to do a cold plunge in Salem Pond. Tim Rappleye mentioned that the people using the sauna would not be forced to go into the pond. There will be supervision at the sauna while it is open. The City Council was concerned about the business not providing enough parking. Matt Marziale mentioned that the city utilizes the eagle nest parking lot for snow removal in the winter. Something between the city and the business owner could be made to make sure there was enough space for snow removal and the sauna in the parking lot. Matt Marziale stated that there will be adequate parking for the business because there will be 1 to 4 cars parked at the sauna at a time. The City Council determined that Walter Bird (city attorney) would need to be contacted to determine liability for the city. Councilperson De Graw feels that the Salem Pond is everybody's and the City Council shouldn't be the only body weighing in on the decision to allow or not allow the proposed business. Councilperson De Graw is pro-business and pro-wellness. The City Council is concerned that if they allow one commercial business into the Salem Pond then everybody will want to start a business at Salem Pond. Councilperson Simons is worried about commercializing Salem Pond. Bruce Ward believes that it is a crazy business idea. Bruce Ward mentioned that the sauna could be placed on the private commercial property adjacent to the eagle nest park parking lot. Mayor Christensen is concerned that the sauna and cold plunge business will keep its neighbors up during the night. Soren Christensen stated that the business idea will create a liability for the city. Councilperson Sorensen does not like the proposed business idea. Councilperson Sorensen believes that the business will put the city

at risk for liability. Councilperson Snyder believes that the business idea is great and would be very beneficial. It was determined that legal advice from Walter Bird (city attorney) would need to be sought for the City Council to make a decision about the proposed business.

**11. DECISION: SOREN CHRISTENSEN ANNEXATION (APPROX. 1300 W 440 S)**

Bruce Ward stated that the proposed annexation is roughly 14 acres. Soren Christensen is requesting to be zoned A-1. City staff recommends approval of further study to take place for this proposed annexation.

Mayor Christensen asked for a motion for the Soren Christensen annexation located at approximately 1300 W 440 S.

**MOTION BY:** Councilperson Sorensen made a motion to seek further study with the Soren Christensen annexation located at approximately 1300 W 440 S.

**SECONDED BY:** Councilperson Simons seconded the motion.

**VOTE:** Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Snyder; Aye, Councilperson Sorensen; Aye, (5 Ayes)

**12. DECISION: CHRISTENSEN & COOK ANNEXATION (APPROX. 850 E SALEM CANAL RD.)**

Bruce Ward stated that the Christensen & Cook annexation fixes a peninsula of county property. This annexation also places the Salem City pressurized irrigation pump house into Salem City boundaries. The property owners have not requested a zone for the property at this time.

Mayor Christensen asked for a motion for the Christensen & Cook annexation located at approximately 850 E Salem Canal Rd.

**MOTION BY:** Councilperson De Graw made a motion to seek further study with the Christensen & Cook annexation located at approximately 850 E Salem Canal Rd.

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

**VOTE:** Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Snyder; Aye, Councilperson Sorensen; Aye, (5 Ayes)

**13. DECISION: PURCHASE PROPERTY FOR RIGHT-OF-WAY FOR FUTURE ROAD AT APPROXIMATELY 750 NORTH AND 1300 EAST**

Bruce Ward stated that the right-of-way will be purchased by the developer. The developer will pay the city for the amount of the right-of-way and then the city will purchase the right-of-way. Jeff Nielson will not write the check for the right-of-way until the developer has submitted their payment for the right-of-way.

Mayor Christensen asked for a motion for purchase of the property for right-of-way for future road at approximately 750 North and 1300 East.



**MOTION BY:** Councilperson Sorensen made a motion to approve the purchase of the property for right-of-way for future road at approximately 750 North and 1300 East, with condition that the check (payment) from the developer is submitted to the city prior to closing.

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

**VOTE:** Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Snyder; Aye, Councilperson Sorensen; Aye, (5 Ayes)

#### **14. DECISION: MINUTES OF APRIL 19, 2023**

Mayor Christensen asked for a motion for the minutes of April 19, 2023.

**MOTION BY:** Councilperson Simons made a motion to approve the minutes of April 19, 2023.

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

**VOTE:** Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Snyder; Aye, Councilperson Sorensen; Aye, (5 Ayes)

#### **15. DECISION: BILL FOR PAYMENT**

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

**AMOUNT:** \$1,408,264.57

**MOTION BY:** Councilperson Sorensen made a motion to approve the bills for payment in the amount of \$1,408,264.57.

**SECONDED BY:** Councilperson Simons seconded the motion.

**VOTE:** Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Snyder; Aye, Councilperson Sorensen; Aye, (5 Ayes)

#### **STAFF REPORTS**

##### **16. CHIEF BRAD JAMES, PUBLIC SAFETY DIRECTOR**

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

##### **17. STEVE COX, BUILDING OFFICIAL DIRECTOR**

Steve Cox mentioned that the plans for the library addition will be reviewed by the city this week. Steve Cox attended the Home Builders Association meeting today. Steve Cox mentioned that O'Reilly Auto Parts is looking to open their store a week earlier than expected.

##### **18. ATTORNEY WALTER BIRD**

Walter Bird was not present at tonight's meeting.

**19. JEFFREY NIELSON, CITY FINANCE DIRECTOR/CITY RECORDER**

Jeff Nielson stated that budget meetings will be held on May 10, 2023.

**20. MATT MARZIALE, RECREATION/PUBLIC WORKS DIRECTOR**

Matt Marziale stated that opening day for city league baseball is scheduled for May 4, 2023. The council is invited to participate in the opening day ceremonies. Matt Marziale stated that the loafer recreation complex pickle ball courts had their lights installed recently. Matt Marziale mentioned that 600 South has been opened as a one lane road. Crews are working hard to finish up Cole Park. The knoll park pavilion will be completed once the rail is painted. Matt Marziale mentioned that special needs fishing day at Salem Pond will be held May 9, 2023.

**21. ADAM CLEMENTS, ELECTRICAL DIRECTOR**

Adam Clements was not present at tonight's meeting.

**22. BRUCE WARD, MANAGER/ENGINEERING**

Bruce Ward reminded the City Council that a special work session will be held on May 9, 2023. The special work session will be about the New Salem Master Planned Development.

**23. JOHN BOWCUT, FIBER DIRECTOR**

John Bowcut was not present at tonight's meeting.

**COUNCIL REPORTS**

**24. MAYOR KURT L. CHRISTENSEN**

Mayor Christensen stated that the library addition project is moving along. They will be going over budgets for the 2024 fiscal year next week. The Miss Salem pageant is coming up soon.

**25. COUNCILPERSON KELLY PETERSON**

Councilperson Peterson mentioned that the attorneys are adjusting the proposed agreement that was discussed at the last closed session meeting. The attorneys will be adjusting the proposed agreement per the comments that were discussed at the last closed session. Councilperson Peterson mentioned that UMPA will be decreasing their rate for this year. Councilperson Peterson stated that John Bowcut told him that they have 1043 fiber customers. There is a public speaking for natural disasters training that UMPA is doing on May 18, 2023. Councilperson Peterson encouraged council members and appropriate city staff to attend this training. The Memorial Day program will be held on May 29, 2023, and they are looking to select a speaker.

## **26. COUNCILPERSON CRISTY SIMONS**

Councilperson Simons stated that the cemetery landscaping looks great. Councilperson Simons asked if the city is still planning to construct the veteran's memorial at the cemetery. Jeff Nielson mentioned that they are planning to build the veteran's memorial at the cemetery. The city is hoping to receive pricing for the veteran's memorial soon. The ULCT meeting that was held recently was very informative.

## **27. COUNCILPERSON SETH SORENSEN**

Councilperson Sorensen mentioned that the pressurized irrigation system is scheduled to turn on May 8, 2023. All the residents should have a pressurized irrigation meter for their systems.

## **28. COUNCILPERSON DELYS SNYDER**

Councilperson Snyder mentioned that the new library addition is in the process of beginning construction. There was a staff meeting held this afternoon which Councilpersons Snyder and Sorensen attended. The staff meeting was held for the purpose of preparing for the May 9, 2023, special work session. Councilperson Snyder shared a few insights from the staff meeting. The city believes that adequate parking should be constructed in the New Salem Master Planned Development. The developer of the New Salem Master Planned Development would like to pursue TIF and PID financing for the project. Councilperson Sorensen stated that the school district will probably not be interested in participating in a TIF. Councilperson Sorensen is going to talk to the school district before the special work session about their interest in TIF financing. Bruce Ward mentioned that they will need to discuss what open areas of the development can be credited towards the open space requirements in the master planned development zone.

## **29. COUNCILPERSON TIM DE GRAW**

Councilperson De Graw stated that he met a family that wants to find ways to promote health and wellness in Salem. Ali is one of the daughters in the family and is apart of the Salem Hills High School student council. Ali is wanting to organize a race to promote health and wellness. This family will be bringing a proposal to the City Council about this activity soon. Councilperson De Graw mentioned that he is working on creating a mental health wellness committee. Councilperson De Graw is hoping that the mental health and wellness committee will help people learn to watch for mental health and wellness warning signs.

## **30. CLOSED SESSION**

### **ADJOURN CITY COUNCIL MEETING**

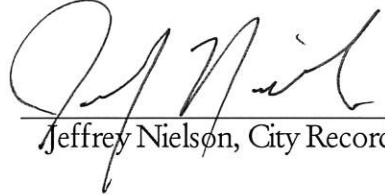
Mayor Christensen asked for a motion to adjourn.

**MOTION BY:** Councilperson Snyder made a motion to adjourn.


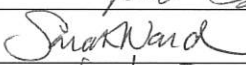
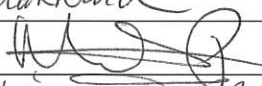
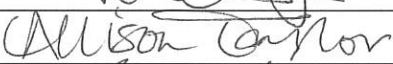

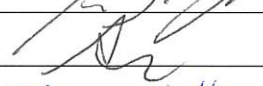
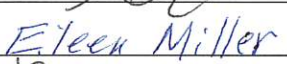

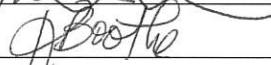
**SECONDED BY:** Councilperson Sorensen seconded the motion.

**VOTE:** Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Snyder; Aye, Councilperson Sorensen; Aye, (5 Ayes)

**MEETING ADJOURNED AT:** 9:00 p.m.

  
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Jeffrey Nielson, City Recorder

Salem City Council Attendance Record  
For City Council Meeting held on May 3, 2023

	Please Print Name	Please Sign Name
1	Craig Sacco	
2	SARAH WARD	
3	Mike Mitchell	
4	Allison Taylor	
5	Tim Rappleye	
6	Soren Christensen	
7	Eileen Miller	
8	Kathleen Leavitt	
9	Karen Boothe	
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