

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, November 1st to request the link.

DATE: November 1, 2023 (City Council Chamber 30 West 100 South)

6:00 p.m. Work Session

1. New Salem Master Planned Development
(Approx. 1800 N 1200 W)
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. Variance to Section 14-1-065 of the Salem Municipal Codes Regarding the Accessory Dwelling Unit (ADU) Requirements for Barbara McKell Located At 433 West 400 North
 - b. Cook Annexation (Approx. Salem Canal Rd. and Woodland Hills Dr.)
 - c. Soren Christensen West Annexation (Approx. 450 S 550 W)
6. Decision: Variance to Section 14-1-065 of the Salem Municipal Codes Regarding the Accessory Dwelling Unit (ADU) Requirements for Barbara McKell Located At 433 West 400 North
7. Decision: Cook Annexation (Approx. Salem Canal Rd. and Woodland Hills Dr.)
8. Decision: Soren Christensen West Annexation (Approx. 450 S 550 W)
9. Decision: Initial Approval for The Barney Annexation (Approx. 1700 W 350 S)
10. Decision: 2024 City Council Meeting Calendar
11. Decision: Salem City Support Arrangement For Spanish Fork/Salem Chamber of Commerce
12. Decision: Award Bid Package for Power Department Building Construction
13. Decision: Fee Schedule Amendment
14. Decision: Purchase Shuttle Bus for Senior Citizens Program
15. Decision: Sewer Plant Baldor Motor for More Capacity
16. Decision: Minutes of October 18, 2023
17. 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

18. Chief Brad James, Public Safety Director
19. Steve Cox, Building Official Director
20. Attorney Walter Bird
21. Jeffrey Nielson, City Finance Director
22. Matt Marziale, Public Works/Recreation Director
23. Adam Clements, Electrical Director
24. Bruce Ward, Manager/Engineering
25. John Bowcut, Fiber Director

COUNCIL REPORTS

26. Mayor Kurt L Christensen
 - a. Finances / Budget
 - b. City Employees
 - c. Miss Salem
 - d. UMPA Report
 - e. Public Safety
27. Councilman Kelly Peterson
 - a. Power Report
 - b. SUVPS Report
 - c. Fiber Report
 - d. SUVPS True Up Discussion
28. Councilwoman Cristy Simons
 - a. Parks & Recreation
 - b. Green Waste
 - c. Youth Council
29. Councilman Seth Sorensen
 - a. Water (Primary & Secondary)
 - b. Mt Nebo & SUVMWA
 - c. Chamber of Commerce
30. Councilwoman Delys Snyder
 - a. Solid Waste/Recycling
 - b. Senior Lunch
 - c. Library
31. Councilman Tim De Graw
 - a. Sewer
 - b. Storm Drain
 - c. Roads & Trails
32. 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.

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 November 1, 2023, in the Salem City Council Chambers.

Work Session: 6:00 p.m.

1. NEW SALEM MASTER PLANNED DEVELOPMENT (APPROX. 1800 N 1200 W)

Matt Marziale stated that they will be discussing the areas that have been negotiated between the city and developers for the New Salem Master Planned Development (MPD). Jake Hone (developer) stated that they have provided adequate parking, open space, connectivity, and commercial property for the proposed development. The overall layout of the development was shown. The City Council wanted to know if the property owners in the area that are not apart of the proposed master planned development can join the master planned development at a later date. Jake Hone stated that property's will be able to annex into the master planned development. There will be about 80 acres of commercial property in the development and an additional 50 acres of commercial property that could be brought into the master planned development in the future. Jake Hone mentioned that there is going to be 3.5 parking stalls per unit in the development. The city staff and developers are on even ground with the proposed cross sections. The cross sections force units to be at least 90 feet apart from each other. The city has also negotiated trees to be installed at every unit. Mayor Christensen believes that the additional parking will be needed for the development. There will also be about 4 miles of walking trails throughout the development. This trail will create connectivity within the development. It was mentioned that the general plan for the New Salem area allows up to 18 units per acre. The current proposal for the New Salem MPD is 10 units per acre. Boyd Brown stated that maximum story height in the development will be three stories. The parks throughout the development will be themed from Salem Pond. The layouts for the residential product in the development was shown.

2. AGENDA ITEMS DISCUSSION

Matt Marziale stated that the sewer plant needs to have a baldor motor. This motor will help increase capacity in the sewer plant.

Jen Wright mentioned that the purchase of a shuttle bus for the senior program was a budgeted item. Jen Wright stated that she has been looking for a shuttle bus for the senior program for a year. They found one on Sunday and drove to Las Vegas Sunday night to check it out. Chris Wright (Salem City Motor Pool Department) believes that the shuttle bus is in great condition. The shuttle bus will be used for lunch pick ups and once a month field trips.

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 Cristy Simons
Councilperson Kelly Peterson

STAFF PRESENT:

Jeffrey Nielson, Finance/Recorder
Walter Bird, City Attorney
Greg Gurney, Police Dept.
Matt Marziale, PW/Recreation
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. Jeff Nielson stated he would like to offer a motivational message in the form of a prayer.

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

Councilperson Synder 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

The youth council held the Halloween carnival recently. The high school gorge and pond town Christmas are the upcoming activities.

4. SF/SALEM CHAMBER OF COMMERCE

Kathleen Leavitt stated that meet the candidate night was really successful last week.

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 Simons seconded the motion.

VOTE: Councilperson Sorensen; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Snyder; Aye, (4 Ayes)

a. VARIANCE TO SECTION 14-1-065 OF THE SALEM MUNICIPAL CODES REGARDING THE ACCESSORY DWELLING UNIT (ADU) REQUIREMENTS FOR BARBARA MCKELL LOCATED AT 433 WEST 400 NORTH

Walter Bird stated that Barbara Mckell is requesting to construct a detached ADU on her property. Walter Bird stated that the code requires the property owner to live on the property and the property has to exceed 2 acres in order for a detached ADU to be constructed. Walter Bird stated that Barbara Mckell (property owner) does not currently live on the property and the property is 0.62 acres in size. Walter Bird stated that the submitted application for the variance does not meet the 5 criteria for a variance.

Barbra Mckell stated that her grandsons currently live on the property where she would like to construct the detached ADU. Barbra Mckell mentioned that she is planning on living on the property when she completes her church mission. Councilperson Sorensen suggested Barbra Mckell to come back and talk to the City Council about the variance when she has completed her church mission and is living on the property.

**b. COOK ANNEXATION
(APPROX. SALEM CANAL RD. AND WOODLAND HILLS DRIVE)**

Jeff Nielson mentioned that the Cook Annexation has been noticed and sent to Utah County. Jeff Nielson located that annexation on the map. Mayor Christensen stated that his property is apart of the Cook Annexation. Mayor Christensen stated that the annexation will be cleaning up boundary lines between the city and county.

There was no public comment for this agenda item.

**c. SOREN CHRISTENSEN WEST ANNEXATION
(APPROX. 450 S 550 W)**

Jeff Nielson mentioned that the Soren Christensen Wets Annexation has been noticed and sent to Utah County. Jeff Nielson located that annexation on the map.

There was no public comment for this agenda item.

Mayor Christensen asked for a motion to close public hearing.

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

SECONDED BY: Councilperson Snyder seconded the motion.

VOTE: Councilperson Sorensen; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Snyder; Aye, (4 Ayes)

6. DECISION: VARIANCE TO SECTION 14-1-065 OF THE SALEM MUNICIPAL CODES REGARDING THE ACCESSORY DWELLING UNIT (ADU) REQUIREMENTS FOR BARBARA MCKELL LOCATED AT 433 WEST 400 NORTH

Mayor Christensen asked for a motion for the variance to section 14-1-065 of the Salem municipal codes regarding the accessory dwelling unit (ADU) requirements for Barbara McKell located at 433 west 400 north.

MOTION BY: Councilperson Peterson made a motion to deny the variance to section 14-1-065 of the Salem municipal codes regarding the accessory dwelling unit (ADU) requirements for Barbara McKell located at 433 west 400 north because the variance does not meet current Salem City code.

SECONDED BY: Councilperson Sorensen seconded the motion.

VOTE: Councilperson Sorensen; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Snyder; Aye, (4 Ayes)

7. DECISION: COOK ANNEXATION (APPROX. SALEM CANAL RD. AND WOODLAND HILLS DRIVE)

Mayor Christensen asked for a motion for the Cook Annexation

MOTION BY: Councilperson Sorensen made a motion to approve the Cook Annexation with the zoning designation of R-15.

SECONDED BY: Councilperson Snyder seconded the motion.

VOTE: Councilperson Sorensen; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Snyder; Aye, (4 Ayes)

8. DECISION: SOREN CHRISTENSEN WEST ANNEXATION (APPROX. 450 S 550 W)

Mayor Christensen asked for a motion for the Soren Christensen West Annexation

MOTION BY: Councilperson Simons made a motion to approve the Soren Christensen West Annexation with the zoning designation of A-1.

SECONDED BY: Councilperson Snyder seconded the motion.

VOTE: Councilperson Sorensen; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Snyder; Aye, (4 Ayes)

9. DECISION: INITIAL APPROVAL FOR THE BARNEY ANNEXATION (APPROX. 1700 W 350 S)

Cody Young stated that the address advertised on the agenda was wrong. The correct address is 600 E 10000 S (Utah County Address). CUWCD is the entity pursuing the Barney Annexation. Jeff Nielson stated that Rocky Mountain Power will need to sign the petition for the Barney Annexation. It was mentioned that the existing power infrastructure on the property needs to be transferred to Salem City Power if annexed.

Mayor Christensen asked for a motion for the initial approval for the Barney Annexation.

MOTION BY: Councilperson Snyder made a motion to recommend further study of the proposed Barney Annexation.

SECONDED BY: Councilperson Peterson seconded the motion.

VOTE: Councilperson Sorensen; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Snyder; Aye, (4 Ayes)

10. DECISION: 2024 CITY COUNCIL MEETING CALENDAR

Mayor Christensen asked for a motion for the 2024 City Council meeting calendar.

MOTION BY: Councilperson Simons made a motion to approve the 2024 City Council meeting calendar.

SECONDED BY: Councilperson Snyder seconded the motion.

VOTE: Councilperson Sorensen; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Snyder; Aye, (4 Ayes)

11. DECISION: SALEM CITY SUPPORT ARRANGEMENT FOR SPANISH FORK/SALEM CHAMBER OF COMMERCE

Mayor Christensen asked for a motion for Salem City support arrangement for the Spanish Fork/Salem Chamber of Commerce.

MOTION BY: Councilperson Sorensen made a motion to approve the Salem City support arrangement for the Spanish Fork/Salem Chamber of Commerce.

SECONDED BY: Councilperson Snyder seconded the motion.

VOTE: Councilperson Sorensen; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Snyder; Aye, (4 Ayes)

12. DECISION: AWARD BID PACKAGE FOR POWER DEPARTMENT BUILDING CONSTRUCTION

Joe Santos from Rimrock Engineering presented the bid package for the power department building. Joe Santos stated that he is comfortable with the bid numbers. They are wanting to award the bid to Valley Design and Construction (Valley Design and Construction was the only timely bid for the project). The goal is to have the building finished by August 2024.

Mayor Christensen asked for a motion for awarding the bid package for the power department building construction.

MOTION BY: Councilperson Peterson made a motion to approve the bid package for the power department building construction to Valley Design and Construction in the amount of \$2,873,594.

SECONDED BY: Councilperson Simons seconded the motion.

VOTE: Councilperson Sorensen; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Snyder; Aye, (4 Ayes)

13. DECISION: FEE SCHEDULE AMENDMENT

Walter Bird stated that a 5% construction service fee is charged for subdivision construction. The city is proposing to stick with charging 5% for the construction service fee. The city is proposing to have the ability to refund or bill additional funds to the developer from/for the 5% construction fee.

Mayor Christensen asked for a motion for the fee schedule amendment.

MOTION BY: Councilperson Sorensen made a motion to approve the fee schedule amendment.

SECONDED BY: Councilperson Snyder seconded the motion.

VOTE: Councilperson Sorensen; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Snyder; Aye, (4 Ayes)

14. DECISION: PURCHASE SHUTTLE BUS FOR SENIOR CITIZENS PROGRAM

Please review work session minutes for more details about this agenda item.

Mayor Christensen asked for a motion for the senior citizens program shuttle bus.

MOTION BY: Councilperson Snyder made a motion to approve the senior citizens program shuttle bus purchase in the amount of \$39,995.00.

SECONDED BY: Councilperson Simons seconded the motion.

VOTE: Councilperson Sorensen; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Snyder; Aye, (4 Ayes)

15. DECISION: SEWER PLANT BALDOR MOTOR FOR MORE CAPACITY

Mayor Christensen asked for a motion for the sewer plant baldor motor for more capacity.

MOTION BY: Councilperson Sorensen made a motion to approve the sewer plant baldor motor purchase in the amount of \$12,199.69 from Energy Management.

SECONDED BY: Councilperson Peterson seconded the motion.

VOTE: Councilperson Sorensen; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Snyder; Aye, (4 Ayes)

16. DECISION: MINUTES OF OCTOBER 18, 2023

Mayor Christensen asked for a motion for the minutes of October 18, 2023.

MOTION BY: Councilperson Simons made a motion to approve the minutes of October 18, 2023.

SECONDED BY: Councilperson Sorensen seconded the motion.

VOTE: Councilperson Sorensen; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Snyder; Aye, (4 Ayes)

17. DECISION: BILL FOR PAYMENT

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

AMOUNT: \$1,513,948.87

MOTION BY: Councilperson Sorensen made a motion to approve the bills for payment in the amount of \$1,513,948.87.

SECONDED BY: Councilperson Snyder seconded the motion.

VOTE: Councilperson Sorensen; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Snyder; Aye, (4 Ayes)

STAFF REPORTS

18. CHIEF BRAD JAMES, PUBLIC SAFETY DIRECTOR

Chief Brad James was not present at tonight's meeting. Greg Gurney was present at tonight's meeting for Chief Brad James. Greg Gurney had nothing to add to tonight's meeting.

19. STEVE COX, BUILDING OFFICIAL DIRECTOR

Steve Cox stated that Wyatt Cloward passed his commercial building inspection certification test. Steve Cox stated that the fire station building has been reviewed and is ready to send out to bid. The building department issued 11 single family building permits in October.

20. ATTORNEY WALTER BIRD

Walter Bird stated that he will need to revise the moderate-income housing plan that was submitted to the State recently. Once the revision is made, he will bring it to the City Council for approval.

21. JEFFREY NIELSON, CITY FINANCE DIRECTOR/CITY RECORDER

Jeff Nielson stated that the voting ballots were sent out this week. The canvassing of the election will be held on December 6, 2023. Jeff Nielson stated that the auditors will be coming back soon.

22. MATT MARZIALE, RECREATION/PUBLIC WORKS DIRECTOR

Matt Marziale stated that the new motor pool building is standing. There will be an open house for the CUWCD Salem Canal project on November 16, 2023. This open house will give residents to talk about the Salem Canal project with CUWCD. The green waste is closed for the season. Matt Marziale gave a progress report of the CUWCD Salem Canal project.

23. ADAM CLEMENTS, ELECTRICAL DIRECTOR

Adam Clements was not present at tonight's meeting.

24. BRUCE WARD, MANAGER/ENGINEERING

Bruce Ward was not present at tonight's meeting.

25. JOHN BOWCUT, FIBER DIRECTOR

John Bowcut mentioned that the fiber department has 1168 connections.

COUNCIL REPORTS

26. MAYOR KURT L. CHRISTENSEN

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

27. COUNCILPERSON KELLY PETERSON

Councilperson Peterson mentioned that they have applied for a grant through SUVPS for electrical infrastructure. SUVPS has asked for a 5.6-million-dollar grant. Councilperson Peterson hopes that Salem City gets a good share of the grant if awarded.

28. COUNCILPERSON CRISTY SIMONS

Councilperson Simons stated that they were lining out the pond lighting this week for Christmas.

29. COUNCILPERSON SETH SORENSEN

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

30. COUNCILPERSON DELYS SNYDER

Councilperson Snyder mentioned that they toured the new transfer station recently. They are hoping to complete the new transfer station by February 2024. The senior lunches are going well. The library addition is moving along.

31. COUNCILPERSON TIM DE GRAW

Councilperson De Graw was not present at tonight's meeting.

32. CLOSED SESSION

There was no closed session at tonight's meeting.

ADJOURN CITY COUNCIL MEETING


Mayor Christensen asked for a motion to adjourn.

MOTION BY: Councilperson Sorensen made a motion to adjourn.

SECONDED BY: Councilperson Snyder seconded the motion.

VOTE: Councilperson Sorensen; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Snyder; Aye, (4 Ayes)

MEETING ADJOURNED AT: 8:15 p.m.



Jeffrey Nielson, City Recorder

Salem City Attendance Record
For City Council Meeting held on November 1, 2023

	Please Print Name	Please Sign Name
1	SID CARLSON	Sid Carlson
2	Cynthia Rees	Cynthia Rees
3	HUNTER HORSLEY	Hunter Horsley
4	BURKE STAKER	Burke Staker
5	SAKE HONE	Sake Hone
6	CANDICE YOUNG	Candice Young
7	JOSH CULL	Josh Cull
8	JOE SANTOS	Joe Santos
9	Kathleen Leavitt	Kathleen Leavitt
10	Karen Boothe	Karen Boothe
11	Reta Tischner	Reta Tischner
12	Barbara McKell	Barbara McKell
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