

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 2nd to request the link.

DATE: November 2, 2022 (City Council Chamber 30 West 100 South)

5:30 p.m. Work Session

1. New Salem MPD (Master Planned Development) Presentation
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 the Salem City fee/rate schedule for addition of sidewalk and driveway approach bond
6. Decision: ordinance amending the Salem City fee/rate schedule for addition of sidewalk and driveway approach bond
7. Decision: Preliminary Plat – Carson Ridge Two (Approx. 50 E 1550 S)
8. Decision: Zone Change/Development Agreement – Moonlight Village (Approx. Main St 850 North)
9. Decision: Vehicle Purchase Sewer Plant (F350 Ford Truck)
10. Decision: Minutes of October 19, 2022
11. Decision: Bills for Payment

DIRECTORS REPORTS

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

20. Mayor Kurt L Christensen
 - a. Finances / Budget
 - b. City Employees
 - c. Miss Salem
 - d. UMPA Report
 - e. Public Safety
21. Councilman Kelly Peterson
 - a. Power Report
 - b. SUVPS Report
 - c. Fiber Report
22. Councilwoman Cristy Simons
 - a. Parks & Recreation
 - b. Green Waste
 - c. Youth Council
23. Councilman Seth Sorensen
 - a. Water (Primary & Secondary)
 - b. Mt Nebo & SUVMWA
 - c. Chamber of Commerce
24. Councilwoman Delys Snyder
 - a. Solid Waste/Recycling
 - b. Senior Lunch
 - c. Library
25. Councilman Tim De Graw
 - a. Sewer
 - b. Storm Drain
 - c. Roads & Trails
26. 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 November 2, 2022 in the Salem City Council Chambers.

WORK SESSION: 5:30 p.m.

1. NEW SALEM MPD (MASTER PLANNED DEVELOPMENT) PRESENTATION

Boyd Brown stated that his company, Woodside Homes, and Visionary Homes are working together to master develop the New Salem area (North West corner of Salem City municipal boundary). Boyd Brown presented the New Salem Master Planned Development concept to the City Council. Boyd Brown stated that the product type locations were based off of the approved New Salem Area Plan. Boyd Brown talked about the type of commercial uses that could be constructed in the potential New Salem MPD (Master Planned Development). Boyd Brown mentioned that commercial developers have been inquiring about the commercial property in the New Salem MPD area. Boyd Brown is excited to see what type of commercial is constructed in the New Salem MPD area. Boyd Brown mentioned that connectivity of trails and roads will be essential for the New Salem MPD. Matt Loveland representing Woodside Homes addressed the City Council about the trails and parks for the proposed New Salem MPD. Matt Loveland talked about the housing product/density proposed for the potential New Salem MPD. Matt Loveland stated that the housing product/density will be placed strategically to avoid the "sea of sameness". Councilperson Sorensen stated that the mixing up of housing product and density is a good way to plan a neighborhood. Councilperson De Graw mentioned that avoiding the "sea of sameness" can also be accomplished by providing a variety of architecture design to the exterior of the housing products. Matt Loveland stated that a variety of architecture design will be constructed throughout the development. Matt Loveland proceeded to show the City Council the proposed trail and amenity map for the New Salem MPD. Matt Loveland mentioned that the people living in the development will have a three minute or less walk to an amenity no matter where they live within in the development. Matt Loveland mentioned that Salem Pond is a unique feature to Salem. Matt Loveland stated that the parks designed in the proposed New Salem MPD are based off of features from the Salem Pond. Matt Loveland presented the proposed parks to the City Council. Matt Loveland wanted to know if the development design was on track or if it needed to be adjusted. Councilperson Simons wanted to know more about the development in the mixed use area (Area 8 of the New Salem Area Plan) within the proposed development. It was mentioned that the current proposal shows all residential development in the mixed use area. Boyd Brown stated that they are planning to build all residential in the mixed use area because residential development is the current demand for the area. Boyd Brown also believes that the commercial developers would prefer to construct commercial development along 8000 South and not the future Mt. Loafer Parkway. Councilperson De Graw doesn't see a problem with not constructing commercial along the future Mt. Loafer Parkway. Councilperson De Graw mentioned that the City would like to see a development that will stand the test of time. Councilperson Sorensen wanted to know the ownership of the parks. Matt Marziale stated that the City will take ownership of the parks that are valuable for all Salem City residents. Jade Ming from Visionary Homes presented the proposed architectural design and standards for the proposed New Salem MPD. Boyd Brown presented a concept

multi family unit complex (apartment complex). The concept presented showed parking in the middle of the complex. Boyd Brown stated that people enjoy living in an apartment complex that is designed similar to the concept presented. Councilperson Sorensen mentioned that he does not like the apartment complex concept. Councilperson Sorensen believes that the apartment complex concept looks too much like an industrial development. Councilperson Sorensen would like to see less asphalt and more trees in the apartment building concept. Councilperson Simons likes that there is a lot of parking area shown in the apartment building concept. Councilperson Simons wanted to know if there would be assigned parking stalls in the apartment complexes. Boyd Brown stated that there will be a mix of assigned and unassigned parking stalls within the apartment complexes. Councilperson Sorensen would like to see the apartment complex areas spaced out and not all crammed together in one location. Boyd Brown mentioned that the apartment complex areas are strategically located to allow the development to make a smooth transition from residential to commercial use. Councilperson Sorensen asked if the apartment buildings would be rentals or ownership. Boyd Brown stated that the current plan is to have the apartment buildings all rental units. Councilperson Sorensen does not like the idea of all of the apartment building units being rental units. Councilperson Sorensen believes that there should be a mixed of rental and private ownership within the apartment building units. Paul Taylor is concerned that the garage area of the apartment complex concept will turn into a personal storage unit area. Paul Taylor would like to see the garage portion of the apartment building complex removed from the concept. Councilperson Sorensen wanted to know why the developer is planning to make the apartment building units all rentals. Boyd Brown stated that having rental units help bring variety to a development. Boyd Brown mentioned that rental properties is something that is lacking in the area. Councilperson Sorensen is afraid that if the apartment complex buildings are all rental units the apartment complex area will become a slum. Matt Loveland mentioned that Woodside Homes likes to see rental areas in a development. Matt Loveland stated that rental areas help people establish roots to an area. Matt Loveland stated that they would like to provide an opportunity for every walk of life to live in the New Salem MPD. Councilperson De Graw mentioned that public safety equipment would need to be purchased in order to provide public safety to residence within the apartment complexes. Councilperson De Graw would like to see more amenities provided within the presented apartment complex. Councilperson De Graw mentioned that the HOA over the apartment complexes can make sure that the garages provided are used for parking. Councilperson Simons believes that the apartment complex areas will remain nice if the amenities are properly maintained. Councilperson De Graw mentioned that the Salem General Plan states that the City lacks multi-generational housing. Councilperson De Graw stated that the City needs to be okay with apartment complex development. Councilperson De Graw mentioned that appropriate safety equipment will need to be provided if apartment complexes are constructed. Kevin Lyman echo's what Councilperson Sorensen stated about the rental and ownership for the apartment complexes. Kevin Lyman would like to see commercial property reserved along the future Mt. Loafer Parkway. Paul Taylor believes that an area for small business owners should be provided within the New Salem MPD. Boyd Brown stated that the retail style commercial area with the proposed New Salem MPD would be the location for small business owners. Kevin Lyman stated that the New Salem MPD area is the place where the City needs to "hit a homerun" with commercial development. Kevin Lyman believes that a sufficient amount of property needs to be reserved for commercial development. Councilperson De Graw stated that the commercial

property needs to be strategically placed. Councilperson De Graw believes that commercial development adjacent to residential development can degrade a residential development. Councilperson Peterson would like to have the use within area 8 (flex use area) to be determined by the market at a later date. Councilperson Peterson believes that the developer is currently trying to not allow area 8 to be used as a flex zone. Matt Marziale stressed the importance of reserving commercial property within the New Salem MPD. Matt Marziale stated that the future Arrowhead Park will draw people to the New Salem area. Matt Marziale stated that there will need to be access to commercial development through trails from the future Arrowhead Park. Matt Marziale stated that the City Council's direction to the developer is to provide more commercial property within the proposed MPD. Councilperson De Graw is concerned that constructing commercial next to residential will degrade the residential area. Councilperson Sorensen would like to see commercial property reserved for the future. Councilperson Sorensen stated that it is easier to rezone commercial to residential property than rezone residential to commercial property if needed. Boyd Brown stated that the City will need to have thriving residential property for the type of commercial that the City wants to thrive in the area. Councilperson Sorensen stated that the New Salem area will be the economy source for the City forever. Councilperson Sorensen stated that the City needs to protect the area that will provide economy to the City. Councilperson Simons would like to see area 8 used as a flex zone and not a residential area.

MEETING CONVENED AT: 7:00 p.m.

CONDUCTING: Councilperson Sorensen

COUNCIL PRESENT:

Councilperson Seth Sorensen
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
Adam Clements, Power
Matt Marziale, PW/Recreation
Steve Cox, Building Dept.
John Bowcut, Fiber Director
Cody Young

OTHERS PRESENT

Please See Attached Document at Bottom

Councilperson Sorensen will be acting as pro temp for today's City Council.

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

Councilperson Sorensen asked if anyone would like to give a motivational or inspirational message. Bill Burke stated he would like to offer a motivational message in the form of a prayer.

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

John Bowcut 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

Brynn Schaffer and Leah Ford from the youth council were present at tonight's City Council. Brynn stated that the Halloween carnival was a success. Brynn stated that the youth council is continuing to prepare for pond town Christmas. Brynn also mentioned that they will have a both at the High School's gorge. The youth council is also planning for sub for Santa. Councilperson Sorensen mentioned that the City Council appreciate the youth council for all of their work.

4. SF/SALEM CHAMBER OF COMMERCE

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

5. PUBLIC HEARING

Councilperson Sorensen asked for a motion to enter public hearing.

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

SECONDED BY: Councilperson De Graw seconded the motion.

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

A. ORDINANCE AMENDING THE SALEM CITY FEE/RATE SCHEDULE FOR ADDITION OF SIDEWALK AND DRIVEWAY APPROACH BOND

Walter Bird presented the proposed ordinance. Walter Bird mentioned that the proposed ordinance will allow home builders to bond for damaged sidewalk/curb and gutter. Walter Bird stated that the proposed ordinance would allow home owners to receive a certificate of occupancy if damaged sidewalk/curb and gutter is bonded for. Walter Bird stated that the bond will be taken by the City if the damages are not fixed within 6 months. Walter Bird stated that the builders can fix damaged sidewalk/curb and gutter without bonding (the home owner would not receive a certificate of occupancy until damages to sidewalk/curb and gutter are completed).

Councilperson Sorensen asked for public comment. There was no public comment.

Councilperson Sorensen asked for a motion to close public hearing.

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

SECONDED BY: Councilperson Simons seconded the motion.

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

6. DECISION: ORDINANCE AMENDING THE SALEM CITY FEE/RATE SCHEDULE FOR ADDITION OF SIDEWALK AND DRIVEWAY APPROACH BOND

Councilperson Sorensen asked for a motion for the ordinance amending the Salem City fee/rate schedule for addition of sidewalk and driveway approach bond.

MOTION BY: Councilperson Simons made a motion to approve the ordinance amending the Salem City fee/rate schedule for addition of sidewalk and driveway approach bond.

SECONDED BY: Councilperson Peterson seconded the motion.

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

7. Decision: Preliminary Plat – Carson Ridge Two (Approx. 50 E 1550 S)

Walter Bird stated that the Carson Ridge Two Subdivision is located at approximately 50 E 1550 S. Walter Bird stated that the subdivision is located in the R-15 zone. Walter Bird mentioned that the subdivision meets all of Salem City's standards and ordinances.

Councilperson Sorensen asked for a motion for the Carson Ridge Two Preliminary Plat.

MOTION BY: Councilperson Sorensen made a motion to approve the Preliminary Plat for the Carson Ridge Two Subdivision with condition to follow the recommended approval conditions from DRC and Planning and Zoning Commission.

SECONDED BY: Councilperson Simons seconded the motion.

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

8. DECISION: ZONE CHANGE/DEVELOPMENT AGREEMENT – MOONLIGHT VILLAGE (APPROX. MAIN ST 850 NORTH)

Walter Bird located the property for the Moonlight Village Development. Walter Bird stated that the public hearing was completed for the Moonlight Village Development Agreement during a previous City Council meeting. Dean Ingram went through minor adjustments that were made to the development. The double frontage lots were removed from the development. Dean Ingram stated that the extension of 1100 North was added to the development concept map. There was conversation about the location of the North West entrance of the Moonlight Village Development. Dean Ingram mentioned that they hope to coordinate with the adjacent property owner about the location of the North West entrance. Councilperson De Graw wanted to know about the timing for the improvements of the wetlands. Dean Ingram stated that the trail and walk path signs will be constructed with the phases that they are located in. Councilperson Simons wanted to know more about the improvements that will happen to the wetlands. Dean Ingram stated that they are going to raise the edges of the wetland area. Dean Ingram believes that the trail system will be a nice feature for the development.

Councilperson Sorensen asked for a motion for the Moonlight Village zone change/development agreement.

MOTION BY: Councilperson Simons made a motion to approve the Moonlight Village zone change/development agreement.

SECONDED BY: Councilperson Sorensen seconded the motion.

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

9. DECISION: VEHICLE PURCHASE SEWER PLANT (F350 FORD TRUCK)

Matt Marziale stated that the City will need to purchase a plow for the truck.

Councilperson Sorensen asked for a motion for the sewer plant vehicle purchase.

MOTION BY: Councilperson De Graw made a motion to approve the sewer plan vehicle purchase in the amount of \$35,000 with condition to not exceed \$5,000 when purchasing a plow for the vehicle.

SECONDED BY: Councilperson Simons seconded the motion.

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

10. DECISION: MINUTES OF OCTOBER 19, 2022

Councilperson Sorensen asked for a motion for the minutes of October 19, 2022.

MOTION BY: Councilperson Peterson made a motion to approve the minutes of October 19, 2022.

SECONDED BY: Councilperson Sorensen seconded the motion.

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

11. Decision: Bill for Payment

Councilperson Sorensen asked for a motion for the bills for payment.

AMOUNT: \$1,762,011.86

MOTION BY: Councilperson De Graw made a motion to approve the bills for payment in the amount of \$1,762,011.86.

SECONDED BY: Councilperson Peterson seconded the motion.

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

STAFF REPORTS

12. CHIEF BRAD JAMES, PUBLIC SAFETY DIRECTOR

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

13. STEVE COX, BUILDING OFFICIAL DIRECTOR

Steve Cox had nothing to add to tonight's meeting.

14. ATTORNEY WALTER BIRD

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

15. JEFFREY NIELSON, CITY FINANCE DIRECTOR/CITY RECORDER

Jeff Nielson had nothing to add to tonight's meeting.

16. MATT MARZIALE, RECREATION/PUBLIC WORKS DIRECTOR

Matt Marziale gave an update on the road closures involving the Salem Canal project. Woodland Hills Drive and 100 East will be open for Thanksgiving.

17. ADAM CLEMENTS, ELECTRICAL DIRECTOR

Adam Clements had nothing to add to tonight's meeting.

18. BRUCE WARD, MANAGER/ENGINEERING

Bruce Ward was not present at tonight's meeting.

19. JOHN BOWCUT, FIBER DIRECTOR

John Bowcut stated that they have 768 customers now. John Bowcut thanked the City Council for their support.

COUNCIL REPORTS

20. MAYOR KURT L. CHRISTENSEN

Mayor Christensen was excused from tonight's meeting.

21. COUNCILPERSON KELLY PETERSON

Councilperson Peterson stated that the bureau facility transfer with SUVPS is underway. There has been a financial committee made by each city within SUVPS to figure out bonding for the future expenses.

22. COUNCILPERSON CRISTY SIMONS

Councilperson Simons mentioned that pond town Christmas is coming up soon.

23. COUNCILPERSON SETH SORENSEN

Councilperson Sorensen stated that the chamber of commerce is going to be doing the winter lights parade early this year.

24. COUNCILPERSON DELYS SNYDER

Councilperson Snyder was excused from tonight's meeting.

25. COUNCILPERSON TIM DE GRAW

Councilperson De Graw had nothing to add to tonight's meeting.

26. CLOSED SESSION

There was no closed session at tonight's meeting.

ADJOURN CITY COUNCIL MEETING

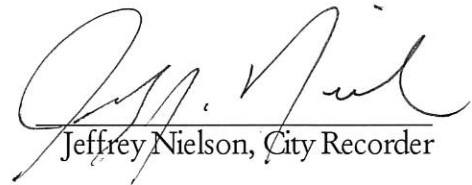
Councilperson Sorensen asked for a motion to adjourn.

MOTION BY: Councilperson Simons made a motion to adjourn

SECONDED BY: Councilperson De Graw seconded the motion.


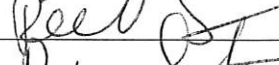
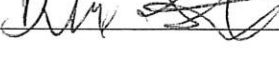
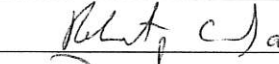



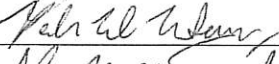
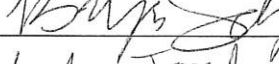
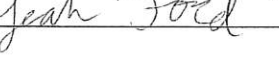
VOTE: Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Sorensen; Aye, (4 Ayes)

MEETING ADJOURNED AT: 8:00 p.m.



Jeffrey Nielson, City Recorder

Salem City Council Meeting Attendance Record
For Council Meeting held on November 2, 2022

	Please Print Name	Please Sign Name
1	Jade Ming	
2	Reed Seaw	
3	DAVE STRINLEIGH	
4	Bruce	
5	Craig Sacco	
6	Dean Ingram	
7	Bill & Pat Burk	
8	Beth Tischner	
9	Kyle Wilson	
10	PARKER MCGARVEY <small>VISIONARY HOLERS</small>	
11	Brian Schaffner	
12	Leah Ford	
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