

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, February 1st to request the link.

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

6:00 p.m. Work Session

1. New Salem Zoning Codes
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. Transportation Impact Fee Facilities Plan (IFFP) Transportation Impact Fee Analysis (IFA)
6. Decision: Ordinance Transportation Impact Fee Facilities Plan (IFFP) Transportation Impact Fee Analysis (IFA)
7. Decision: 40 Year Water Right Plan
8. Decision: Wire Puller for Power Department
9. Decision: Resolution of the City Council Appointing a Representative for Salem City Shares in the Salem Canal Company
10. Decision: Minutes of January 18, 2023
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 February 1, 2023, in the Salem City Council Chambers.

Work Session: 6:00 p.m.

1. NEW SALEM ZONING CODES

Brad Robbins representing Sunrise Engineering addressed the City Council about future zoning codes for the New Salem Area. The draft zoning codes for the New Salem Area have the same formatting as the current Salem City zoning codes. Brad Robbins stated that each draft zoning designation requires every development to have a development agreement. Brad Robbins needed the City Council's direction about the area 8 zone of the New Salem Area. The Area 8 zone is currently written as a mixed-use zone. The developer can develop all residential, all commercial, or a mix of residential and commercial in Area 8. The City Council expressed that the current developer of the property within Area 8 proposed all residential development. The City Council would like to see commercial development in certain portions of the current Area 8 area. Brad Robbins stated that the only way to preserve future commercial development is to assign commercial zoning to the desired commercial property. Brad Robbins proceeded to show the City Council a new proposal for the New Salem Area zoning map. The proposal showed the removal of Area 8 completely from the New Salem Area zoning map. The new proposal of the New Salem Area zoning map showed the following adjustments: 400 feet wide on each side of Mt. Loafer Parkway showed Area 6 (commercial), the remaining area where Area 8 was located contained Area 4 (ultra-high density residential). Brad Robbins mentioned that the new proposal reduces the number of total potential residential units within the New Salem Area. This reduction in residential units is due to the addition of the commercial zoning along Mt. Loafer Parkway. Councilperson Peterson mentioned that the new proposal for the New Salem Area zoning map is what the City Council originally wanted to see in the New Salem Area. Area 4 is the ultra-high residential density, the maximum density for Area 4 is 18 units per acre. Mayor Christensen wanted to know what 18 units per acre density looked like. Brad Robbins mentioned that a lot of developments with a density of 18 units per acre or more are built with 6 story buildings. Chief Brad James as the public safety director does not advise 6 story residential buildings to be built. The City Council is concerned about the possibility of having 6 story residential buildings being built in Salem. Bruce Ward mentioned that Bruce Dickerson proposed an 18 unit per acre density project awhile back, this project contained only 4 story buildings. Councilperson Snyder stated that the City Council would like to have Area 6 along the frontage of Mt. Loafer Parkway. Councilperson Snyder believes that to make a good community you need variety of housing in an area. Councilperson Snyder is against having all of Area 4 close to each other. Bruce Ward mentioned that the City Council could add a limitation to only allow 4 story buildings and smaller in the zoning code. Councilperson De Graw believes that the City Council originally did not want to see any development over 14 units per acre in the New Salem Area. Councilperson De Graw believes that the maximum density for the New Salem Area should be 14 units per acre. Councilperson De Graw likes the idea of limiting development to 4 story buildings or less. The City Council wanted to know how the new proposal for the New Salem Area zoning map would affect the traffic in the area. Bruce Ward stated that the county is planning to build Mt. Loafer Parkway as a 5-lane highway. Bruce Ward mentioned that Jeremy Searle

with WCG Engineering included the New Salem Area development during the creation of the Transportation Master Plan. Bruce Ward believes that traffic should not be an issue with the new proposal of the New Salem Area zoning map. Mayor Christensen is concerned that the current New Salem Area zoning map gives the area too much density. Councilperson Snyder believes that there should be single family homes mixed with the ultra-high density. Councilperson Snyder stated that a variety of housing product creates a well-rounded community. Brad Robbins mentioned that the New Salem Area zoning map can be adjusted if the City Council feels the need to. The City Council talked about adjustments that may need to be made to the New Salem Area zoning map. Mayor Christensen suggested that the middle section of the Area 4 (ultra-high density residential) could be switch to Area 2 (medium density residential). Councilperson De Graw liked the proposal from Mayor Christensen. Councilperson De Graw mentioned that the City Council should be focusing on maximizing commercial development in the New Salem Area. It was mentioned that developers have told the City Council in the past that there needs to be residential density in an area to support commercial development. Matt Marziale stated that Salem City does not need to worry about residential density for the New Salem Area. Matt Marziale believes that there will be plenty of residential density from surrounding Cities. The current New Salem Area zoning map shows about 100 acres of Area 4 (ultra-high density residential). Councilperson Snyder believes that 100 acres of 18 units per acre density is not a well-planned community. The City Council determined that the Area 4 (ultra-high density residential) should be replaced with Area 3 (high density residential) and the middle section of the new Area 3 (high density residential) replaced with Area 2 (medium density residential).

Steve Jones representing Hansen Allen and Luce Inc. proposed the Salem City 40-year water right plan. Steve Jones stated that the State of Utah requires cities to have a water right plan. Steve Jones shared the current Salem City indoor and outdoor water share values. Steve Jones showed the needed indoor and outdoor water share values. The needed water shares for Salem City will be collected as development occurs. Steve Jones mentioned that Salem City is in a good position with water rights.

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
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. Reta Tischner stated she would like to offer a motivational message in the form of a prayer.

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

Parker Cowley 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 invited the City Council to come to the senior Valentine's dinner. The Valentine's dinner will be held at the Community Center next Thursday at 6 p.m.

4. SF/SALEM CHAMBER OF COMMERCE

Kathleen Leavitt thanked Councilperson Simons for coming to the Spanish Fork/Salem Chamber of Commerce awards gala. The Spanish Fork/Salem Chamber of Commerce board will be voting on a new logo which includes the Salem City logo. Kathleen Leavitt stated that The Spanish Fork/Salem Chamber of Commerce is working with pearls with purpose. The pearls with purpose program has been very successful.

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

a. TRANSPORTATION IMPACT FEE FACILITIES PLAN (IFFP) TRANSPORTATION IMPACT FEE ANALYSIS (IFA)

It was mentioned that the transportation master plan was adopted at the previous City Council. Walter Bird prepared an ordinance for the transportation IFFP and IFA. Jeremy Searle representing WCG engineering is present to give a presentation about the transportation IFFP and IFA. Jeremy Searle stated that he appreciated working with the Salem City staff during the creation of the transportation master plan and transportation IFFP and IFA. Jeremy Searle explained the process of creating the transportation impact fee. Jeremy Searle showed the City Council the proposed transportation impact fee. The proposed transportation impact fee makes Salem City's transportation impact fee is similar to Spanish Fork City's transportation impact fee. Salem City will not be the highest or the lowest charging city in the area for transportation impact fees. Jeff Nielson mentioned that the homeowner's association has no problems with the proposed transportation impact fee.

Mayor Christensen asked for public comment, there was no public comment.

Mayor Christensen asked for a motion to close public hearing.

MOTION BY: Councilperson Peterson made a motion to close 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)

6. DECISION: ORDINANCE TRANSPORTATION IMPACT FEE FACILITIES PLAN (IFFP) TRANSPORTATION IMPACT FEE ANALYSIS (IFA)

Mayor Christensen asked for a motion for the transportation impact fee facilities plan (IFFP) transportation impact fee analysis (IFA) ordinance.

MOTION BY: Councilperson Sorensen made a motion to approve the transportation impact fee facilities plan (IFFP) transportation impact fee analysis (IFA) ordinance.

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)

Walter Bird stated that the ordinance will go into effect 90 days from now.

7. DECISION: 40 YEAR WATER RIGHT PLAN

Bruce Ward stated that the City Staff recommends the City Council to approve the 40 year water right plan as presented in work session tonight.

Mayor Christensen asked for a motion for the 40 year water right plan.

MOTION BY: Councilperson Peterson made a motion to approve the 40 year water right plan.

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)

8. DECISION: WIRE PULLER FOR POWER DEPARTMENT

Adam Clements stated that the power department is in need of a wire puller. The power department has had to rely on a private contractor or a city in the area to pull wire. The wire puller will allow the power department to pull their own wire. The ability to pull their own wire will allow the power department to stay on schedule with their projects. Councilperson Peterson mentioned that having a wire puller will provide a way for the power department to charge developers to pull their wire throughout subdivisions. Councilperson De Graw wanted to know how often a wire puller will be replaced. Councilperson Peterson mentioned that the wire puller will be on a 15- year rotation. Adam Clements stated that the wire puller will cost \$213,000.

Mayor Christensen asked for a motion for the power department wire puller

MOTION BY: Councilperson Simons made a motion to approve the purchase of the power department wire puller in the amount of \$213,000.

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)

9. DECISION: RESOLUTION OF THE CITY COUNCIL APPOINTING A REPRESENTATIVE FOR SALEM CITY SHARES IN THE SALEM CANAL COMPANY

Mayor Christensen stated that Salem City is one of the largest share holds within the Salem Irrigation Canal Company. Mayor Christensen stated that this is the first time the Salem Canal Irrigation Company has allowed A City to be apart of their board. Mayor Christensen believes this is a huge step in the right direction for the Salem Canal Irrigation Company.

Mayor Christensen asked for a motion for the resolution of the city council appointing a representative for Salem City shares in the Salem Canal Company.

MOTION BY: Councilperson Sorensen made a motion to approve the resolution appointing Bruce Ward to be the representative for Salem City shares in the Salem Canal Company.

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)

10. DECISION: MINUTES OF JANUARY 18, 2023

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

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

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)

11. DECISION: BILLS FOR PAYMENT

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

AMOUNT: \$1,039,094.08

MOTION BY: Councilperson Sorensen made a motion to approve the bills for payment in the amount of \$1,039,094.08.

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)

STAFF REPORTS

12. CHIEF BRAD JAMES, PUBLIC SAFETY DIRECTOR

Chief Brad James mentioned that the Fire/EMS building committee is meeting next Monday to review the building's plans. Chief Brad James stated that the contractor RFQ's are due this Friday. The Fire/EMS building committee will be selecting a general contractor for the project soon.

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 stated that the budget information for the next fiscal year will be sent to the department heads soon. Jeff Nielson mentioned that Viridian Farms submitted a PID to the City recently. Jeff Nielson stated that he certified the PID. The developers of Viridian Farms will be coming to City Council on February 15 to discuss the PID.

16. MATT MARZIALE, RECREATION/PUBLIC WORKS DIRECTOR

Matt Marziale had nothing to add to tonight's meeting.

17. ADAM CLEMENTS, ELECTRICAL DIRECTOR

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

18. BRUCE WARD, MANAGER/ENGINEERING

Bruce Ward had nothing to add to tonight's meeting.

19. JOHN BOWCUT, FIBER DIRECTOR

John Bowcut mentioned that the fiber department now has 924 customers. John Bowcut stated that recently legislation decisions have made it harder for City's to have their own fiber departments. John Bowcut is grateful that the City Council decided to create the fiber service before the recent legislative decisions.

COUNCIL REPORTS

20. MAYOR KURT L. CHRISTENSEN

Mayor Christensen mentioned that all the employees are doing a great job. Mayor Christensen thanked the fire department for all their dedication. Mayor Christensen mentioned that James on the fire department was given an award.

21. COUNCILPERSON KELLY PETERSON

Councilperson Peterson mentioned that SUVPS had a recent meeting. SUVPS is working on transferring the transmission system from the Bureau to SUVPS. There was no opposition from the public for the transfer of ownership of the transmission system. SUVPS is hoping that the transmission system ownership will be transferred to SUVPS in three months. Adam Clements has prepared a letter that will inform SUVPS that Salem City is in favor of the transmission system ownership change from the Bureau to SUVPS.

Mayor Christensen asked for a motion to allow Mayor Christensen to sign the letter of approval and support for transfer of the Bureau's ownership of the 46-transmission system to SUVPS.

MOTION BY: Councilperson Peterson made a motion to approve the Mayor Christensen to sign the letter of approval and support for transfer of the Bureau's ownership of the 46-transmission system to SUVPS.

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)

22. COUNCILPERSON CRISTY SIMONS

Councilperson Simons invited the City Council to the Senior Valentines dinner. The dinner will be held at the community center next Thursday at 6 p.m.

23. COUNCILPERSON SETH SORENSEN

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

24. COUNCILPERSON DELYS SNYDER

Councilperson Snyder mentioned that the senior lunches have been going well.
Councilperson Snyder mentioned that the new transfer station's construction is going well.
The transfer station is planned to be completed in a year.

25. COUNCILPERSON TIM DE GRAW

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

26. CLOSED SESSION

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

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

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)

Mayor Christensen asked for a motion to close closed session.

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

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)

ADJOURN CITY COUNCIL MEETING

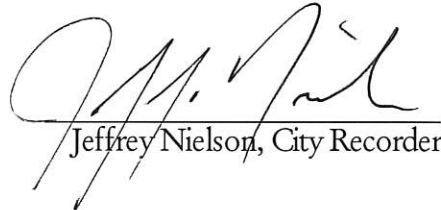
Mayor Christensen asked for a motion to adjourn.

MOTION BY: Councilperson Sorensen made a motion to adjourn.

SECONDED BY: Councilperson Snyder seconded the motion.

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

MEETING ADJOURNED AT: 8:30 p.m.



Jeffrey Nielson, City Recorder

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

	Please Print Name	Please Sign Name
1	William Burk	Wm Burk
2	Paul Taylor	Paul Taylor
3	Craig Sacco	Craig Sacco
4	Steve Jones	Steve Jones
5	Parker Cowley	Parker Cowley
6	Andrew McKee	Andrew McKee
7	Beta Tischner	Beta Tischner
8	Josh Perez	Josh Perez
9	Kathleen Leavitt	Kathleen Leavitt
10	Karen Boothe	Karen Boothe
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