



Due to COVID-19 Council meeting will also be held electronically. 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, August 4th to get more information.**

DATE:
5:00 p.m.

August 4, 2021 (City Council Chamber 30 West 100 South)
JOINT WORK SESSION WITH PLANNING & ZONING

1. Masterplan Development-Concept Proposals
 - a. Flagship Homes- Salem Fields (Mower Property)
 - b. High Ground Development-Treehouse Park-Larry Myler (Davis Ranch Property)

7:00 p.m.

AGENDA – REGULAR COUNCIL MEETING

1. Volunteer Motivational/Inspirational Message
2. Invitation to Say Pledge of Allegiance
3. Youth Council Report
4. SF / Salem Chamber Report
5. Decision: Legacy Hills Preliminary Plat Extension
6. Decision: Arive Homes for a General Plan Amendment on approx. 219.60 acres of property located 1300 North between 460 West and 300 East.
7. Decision: Nebo Philharmonic Orchestra Agreement for Use of Civic Center
8. Decision: Pressurized Irrigation AMI Proposal
9. Decision: Land Swap with Jermain Family located approximately 600 E 600 S
10. Decision: Minutes of July 21, 2021
11. Decision: Bills for Payment

DIRECTORS REPORTS

12. Chief Brad James, Public Safety Director
13. Steve Cox, Building Official Director
14. Attorney Vaughn Pickell
15. Jeffrey Nielson, City Finance Director
16. Matt Marziale, Public Works/Recreation Director
17. Ted Barnett, 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
21. Councilman Sterling Rees
 - a. UMPA Report
 - b. SUVPS Report
 - c. Mayor / Council Advisory Board
22. Councilman Seth Sorensen
 - a. Recreation
 - b. Green Waste
 - c. Chamber of Commerce
23. Councilman Howard Chuntz
 - a. SUVMWA & Mt. Nebo Representative
 - b. Water (Primary & Secondary)
 - c. Roads
 - d. Storm Drain
24. Councilperson Delys Snyder
 - a. Solid Waste
 - b. Senior Dinners
 - c. Library
25. Councilman Tim De Graw
 - a. Sewer
 - b. Youth Council
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 August 4, 2021 in the Salem City Council Chambers.

Work Session: 5:00 p.m.

Masterplan Development-Concept Proposals

A) Flagship Homes-Salem Fields (Mower Property)

Bronson Tatton came to discuss the Flagship Homes-Salem Fields (Mower Property). He gave a handout showing the overall master plan layer for what they are proposing. They aren't proposing a master plan but instead are wanting a zone change. He went through the handout with the council. Councilperson Sterling Rees asked how many acres there are and there's right around 113.

The master plan will be large enough for a multi-use park, Soccer Park, several active play areas, tennis/pickle ball courts, etc.

He showed the different types of uses that would fit on here and what kind of sizing this would accommodate. He worked with staff and appreciates their time and input on this project. He feels he created a project that the recreational community needs. He is excited to hear the input we have on this. The total units is in the low 300's.

Mayor Christensen mentioned doing a development agreement and asked Bruce what his feelings were on this. Attorney Vaughn Pickell stated the development agreement will address what needs to be and feels it will work doing this. If they were to go bankrupt, the development agreement goes with it to the bank and that stays with the property but the city council has the ability to change that. Once it's an agreement, that doesn't change. Bruce Ward said by having a development agreement it kind of maintains our normal subdivision standards. We don't have to deal with utilities, emergency vehicles, etc.

Councilperson Tim De Graw brought up the density and feels R5 is intense when trying to keep the "old Salem feel". Without seeing more detail, he doesn't feel comfortable with it being R5. He is for mixed development in some areas but it depends on the area.

Councilperson Delys Snyder mentioned she is not an advocate for high density, but states that right across the street from this location is R5 so it is not unheard of in that area. Mayor Christensen stated he feels there should be a buffer between them.

Councilperson Sterling Rees asked if this is a multilevel development and Bronson isn't sure yet because they haven't got that far in the design process. The plan is to build the project themselves instead of buying to sell.

Councilperson Delys Snyder stated we have several successful and unsuccessful R5's in town. Bronson asked what makes them successful in her opinion, and she said she

knows what doesn't make them successful which is when they have no parking so they park on the road, etc.

Mayor Christensen reminded us we need to be sensitive to the people that live around this area that have 5 acre lots and are now going to be surrounded by a bunch of town homes. He feels okay about the plan and the R5 works in his opinion, he just would like a better transition between the zones.

Bruce Ward said there are a lot of good elements but it is ultimately up to the city council and planning and zoning commission. It is nicer to transition slower than to go from a single family to multi family. He has an odd suggestion of doing mixed densities.

Bronson explained the homes will all be facing west. When you go over the hill into Salem this is the area that will stand out. Do we want to see single family homes or two story homes?

Councilperson Tim De Graw stated that since the 1800's this has been farm land so he worries about doing R5 in the downtown city. He asks where parking would be and wonders if residents will be unhappy with street parking throughout their neighborhood.

Councilperson Delys Snyder asked about the 46 parking stalls that it states in the master plan, and wonders where that is. That will be parallel parking.

Councilperson Tim De Graw mentioned the 20 foot divider which will be a 20 foot landscape median. What do you plan to do for this? Bronson mentioned doing a concrete wall or fencing, whichever the city would prefer to maintain. Bruce recommends a concrete wall.

Councilperson Seth Sorensen asks where we would funnel traffic. Bruce stated there will be a major intersection somewhere on Woodland Hills Drive. They are talking about bending WH drive. Councilperson Delys Snyder asked if Bronson is planning on developing the commercial area but chances are they would sell that to a commercial company.

B) High Ground Development-Treehouse Park-Larry Myler (Davis Ranch Property)

Larry Myler came to discuss the High Ground Development-Treehouse Park (Davis Ranch Property). He is here to show a rough layout of Treehouse Park and get as much input as possible. He went through the amenities, and explained they will be open to the community. The HOA will maintain this development, but as far as the pool they are unsure who maintains that. He expects there might be some liability and maintaining on their side. The ball fields were left out and different things that he feels we have enough of already.

Larry showed a few examples of the different types of architecture of the homes and asked for opinions, we like the variety.

In this development there won't be a lot of smaller lots, but will have lots of variety. The goal is to not have every house look the same. The quality and size will make this project special in Salem. The price range of these homes will run from 700 thousand to 3 or 4 million dollars.

There will be a beautiful spring fed pond with water constantly coming into it. Towards the left of the pond, there is a flat area that we can do a lot with such as parking, roads, etc. There will also be a clubhouse and the switch back trail leading up to the peak. There are 532 acres that we will be working with.

Councilperson Delys Snyder asked how much of the 532 acres are unbuildable due to the mountain land. Larry replied saying approximately 70 acres are unbuildable but that is where we put a lot of the trails for mountain biking.

The open space is in the parks and trail systems throughout the project. There will be about six parks. As far as the density, they are looking for 2.5 or 2.2 per acre. Our plan for now is to have these all be single family homes. The 2.2 includes the mountainside.

This is a masterplan development not a zone change.

Bruce Ward brought up the potential fire concerns. We need a hazard evaluation for water runoff and everything that comes with a fire. As you are planning and putting together your submission keep in mind storm water, debris flows and fire with the angle of the mountain.

Councilperson Sterling Rees is outdoorsy and knows there is a huge deer and elk population in this area. How are you addressing some of those concerns? There will be wildlife there when people move in, how do they feel about that? The elk should leave in the winter from October to March.

Councilperson Delys Snyder asked who owns the land, and it is federal land. She also asked what the lot sizes were. Larry stated the lot sizes will range all the way from one acre, half acre, third acre, and quarter acre. His intentions are to go for nicer and bigger lots, with less of them.

DECISION: LEGACY HILLS PRELIMINARY PLAT EXTENSION

Preliminary plats are good for one year and if it goes over that then they have the option to come in and extend it, so that is what they are doing. There are no changes to the subdivision, it is just taking longer than expected. We recommend extending it. It is generally a 6 month extension.

DECISION: PRESSURIZED IRRIGATION AMI PROPOSAL

This is an automatic meter reading system. Bruce, Jeff, Tammy, James, and Ted met regarding this. We had two bids but after meeting and reviewing both, we chose to select mountainland. There is a customer portal so residents can log on and look at their PI.

Mayor Christensen asked the price difference but it is hard to say the difference when it is not an “apples to apples” bid. It is a service oriented proposal. The AMI budget was 250 thousand and this proposal was 185 thousand. The compatibility with water, pi, and power read with one system was a big factor in why we went with them. This is a radio read so it will not be able to connect with our fiber.

DECISION: ARRIVE HOMES FOR A GENERAL PLAN AMENDMENT ON APPROX. 219.60 ACRES OF PROPERTY LOCATED AT 1300 NORTH BETWEEN 460 WEST AND 300 EAST

Dean Ingram with Arrive Homes will come answer any questions. He is asking to put it to a consistent 3 per acre. Bruce is okay with the 3. He feels if we are giving extra density, we expect extra amenities.

MEETING CONVENED AT: 7:00 p.m.

CONDUCTING: Mayor Kurt L Christensen

COUNCIL PRESENT:

Mayor Kurt L Christensen
Councilperson Sterling Rees
Councilperson Seth Sorensen
Councilperson Howard Chuntz
Councilperson Delys Snyder
Councilperson Tim De Graw

STAFF PRESENT:

Jeffrey Nielson, Finance/Recorder
Vaughn Pickell, City Attorney
Chief Brad James, Police Chief
Ted Barnett, Power
Matt Marziale, PW/Recreation
Bruce Ward, Manager/City Engineer
Steve Cox, Building Dept.
Brylie Haveron

OTHERS PRESENT

Blake Creamer, Rick Edwards, Kevin Miller, Larry Myler, Julie Smith, Heather McDougald, Kelly Swenson, Bronson Tatton, Pete Evans, Jon Ward, Jim Simons, Paul Taylor, Dave Stringfellow, Kelly Peterson, Nadene Cope, Jon Cope, Stan Davis, Peter Carlston, Scott Hans, Craig Larsen, Karen Larsen, Pat Dotty, William Burk, Jan Ward, Crystal Degraw, Dean Ingram, Tanner Jones, Emily Weber, Kevin Carter, Andrew Ottesen

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

Mayor Christensen asked if anyone would like to give a motivational or inspirational message. Bruce Ward stated he would like to offer a motivational message in the form of a prayer.

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

Steve Cox 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 REPORT

There was not a member from the youth council present tonight.

4. SF/SALEM CHAMBER OF COMMERCE

There was not a member from the SF/Salem chamber of commerce present tonight.

5. DECISION: LEGACY HILLS PRELIMINARY PLAT EXTENSION

Preliminary plats are good for one year but if it happens to go beyond that, they have the option to come in and ask for an extension. There are no changes to this subdivision therefore we recommend extending it. Generally this is a six month extension.

MOTION BY: Councilperson Seth Sorensen to Approve Legacy Hills Preliminary Plat Extension

SECONDED BY: Councilperson Sterling Rees

VOTE: Councilperson Tim De Graw; Councilperson Sterling Rees; Aye, Councilperson Seth Sorensen; Aye, Councilperson Delys Snyder; Aye (4 Ayes)

6. DECISION: ARRIVE HOMES FOR A GENERAL PLAN AMENDMENT ON APPROX. 219.60 ACRES OF PROPERTY LOCATED AT 1300 NORTH BETWEEN 460 WEST AND 300 EAST

Dean Ingram with Arrive Homes came to discuss a general plan amendment on Approx. 219.60 acres of property located at 1300 north between 460 West and 300 East. He is hoping to do 3 per acre. He is fully laid out and plans to turn in the preliminary plat and development plan next month. Dean is open to whatever amenities the city wants or sees a need for.

If we approve this, Dean will still have to present the master plan to city council either way, which we can deny. The council still has all the control.

MOTION BY: Councilperson Sterling Rees to Approve Ordinance 80421 Changing the Future Land Use Designation of Certain Property within Salem City Known as the Moonlight Village General Plan Change (Approx. 219.60 Acres of Property Located at 1300 North between 460 West and 300 East) Designating as a Historic Salem Extension (2.0-3.0 Units per Acre)

SECONDED BY: Councilperson Seth Sorensen

VOTE: Councilperson Tim De Graw; Councilperson Sterling Rees; Aye, Councilperson Seth Sorensen; Aye, Councilperson Delys Snyder; Aye (4 Ayes)

7. DECISION: NEBO PHILHARMONIC ORCHESTRA AGREEMENT FOR USE OF CIVIC CENTER

Crystal with the Nebo philharmonic orchestra is here to request the continued use of the community center. They enjoy and appreciate being able to use the civic center for their concerts.

MOTION BY: Councilperson Tim De Graw to Approve the Nebo Philharmonic Orchestra Agreement for Use of Civic Center

SECONDED BY: Councilperson Delys Snyder

VOTE: Councilperson Tim De Graw; Councilperson Sterling Rees; Aye, Councilperson Seth Sorensen; Aye, Councilperson Delys Snyder; Aye (4 Ayes)

8. DECISION: PRESSURIZED IRRIGATION AMI PROPOSAL

Kevin Carter with Mountainland Supply came and gave a handout with the dollar amount for the pressurized irrigation AMI proposal. This will make our pressurized irrigation system more accurate and efficient. The plan is to setup two towers and attach a radio to every meter on residents' homes that will have hourly usage details for everyone in the city and will also monitor leaks. There will be a customer portal where they can log in and see their usage from previous years and be able to compare between specific months. The city will benefit by not having to drive a truck around to residents homes to shut them off/turn them on. We will be able to do that with the click of a button.

We can power all of Salem with one tower but it is smart to have two in case something happens or goes down. We will have next day shipping on all parts for if something happens. There is a twenty year guarantee on the radios and meters. The itron readers we currently use will be compatible with the new devices so we can continue using them and they won't be wasted. Ted is interested in putting electric meters in as well. This system is very versatile, one of the best in the state.

The packet Kevin handed out goes through the yearly costs along with all the details and information we'd need.

With the customer portal residents will be able to setup their own alerts such as leak alerts, high water usage, catastrophic, etc. Having this accurate of a meter will make things more clear and easier to manage.

MOTION BY: Councilperson Seth Sorensen to Approve Pressurized Irrigation AMI Proposal

SECONDED BY: Councilperson Tim De Graw

VOTE: Councilperson Tim De Graw; Councilperson Sterling Rees; Aye, Councilperson Seth Sorensen; Aye, Councilperson Delys Snyder; Aye (4 Ayes)

9. DECISION: LAND SWAP WITH JERMAIN FAMILY LOCATED APPROXIMATELY 600 E 600 S

Last council there was a closed session held regarding the Jermain's property. We created an agreement of what would work best for both sides. Since we are trying to expand the park, we would love their back piece of their lot. They originally wanted ½ acre for ½ acre but it's not exact. We all felt very good about the discussion of the swap. Their ultimate goal is to get enough frontage to knock their house down and rebuild. We have contacted PEPG to prep for road improvements to get land descriptions ready for recording. Once we make a decision on approval tonight, then we can move forward with this. With this land swap we will now be able to add a 300 foot softball field, 200 foot little league football field, and two additional fields.

Tomorrow our pickle ball courts are being poured at Cole Park and then they will move to and complete the ones at Loafer next week.

Councilperson Delys Snyder asked why we are doing so many fields. Matt Marziale stated we are consolidating fields because families and maintenance crews feel it's more convenient to have everything together at the same location.

We are asking for soccer fields so we can schedule various activities/sports on them which also conserves water, only having to water one field versus several.

MOTION BY: Councilperson Seth Sorensen to Approve Land Swap with Jermain Family Located Approximately 600 E 600 S

SECONDED BY: Councilperson Sterling Rees

VOTE: Councilperson Tim De Graw; Councilperson Sterling Rees; Aye, Councilperson Seth Sorensen; Aye, Councilperson Delys Snyder; Aye (4 Ayes)

10. DECISION: MINUTES OF JULY 21, 2021

There were no questions or edits needed to be made for the minutes of July 21, 2021.

MOTION BY: Councilperson Delys Snyder to Approve the Minutes of July 21, 2021

SECONDED BY: Councilperson Seth Sorensen

VOTE: Councilperson Tim De Graw; Councilperson Sterling Rees; Aye, Councilperson Seth Sorensen; Aye, Councilperson Delys Snyder; Aye (4 Ayes)

11. APPROVE BILLS FOR PAYMENT

Councilperson Delys Snyder had a couple questions on the bills. She first asked about the Elwood staffing invoices for the PI meter crew's salary. We are not hiring the employees ourselves. They are temporary employees that are only working while the project is going. This way we don't have to pay their health insurance, retirement, etc. or unemployment. We select and interview the employees and then send them to Elwood staffing.

Councilperson Delys Snyder then asked why there are several invoices for road base for the pickle ball courts. Jeff Nielson explained that each time they go to get road base, they are invoiced for how much they get. So instead of having one big invoice, it is broke down by how much they get at a time.

AMOUNT: \$1,112,833.15

MOTION BY: Councilperson Delys Snyder to Approve Bills for Payment in the Sum of \$1,112,833.15

SECONDED BY: Councilperson Seth Sorensen

VOTE: Councilperson Tim De Graw; Councilperson Sterling Rees; Aye, Councilperson Seth Sorensen; Aye, Councilperson Delys Snyder; Aye (4 Ayes)

12. CHIEF BRAD JAMES, PUBLIC SAFETY DIRECTOR

The State Legislature in the past session passed H.B. 96. Part of the bill deals with the, "Local Emergency Management Act". It requires each political subdivision to designate an emergency manager. It also states that each city, town, and Metro Township shall create and maintain an emergency operations plan. The city plan will require experience and expertise in writing a plan that meets the state and federal requirements. As a city we currently do not have the expertise or time to write such a plan. This information is just a heads up that we will be putting this project out for bid. We will be bringing back to the city council proposals from the bids and anticipate on out sourcing the creation of the required Emergency Operation Plan.

13. STEVE COX, BUILDING OFFICIAL DIRECTOR

Steve Cox did not have anything to add to tonight's meeting.

14. ATTORNEY VAUGHN PICKELL

Attorney Vaughn Pickell did not have anything to add to tonight's meeting.

15. JEFFREY NIELSON, CITY FINANCE DIRECTOR/CITY RECORDER

Jeff Nielson stated that we have the auditors here this week so we are busy with that, but so far everything is going well.

16. MATT MARZIALE, RECREATION/PUBLIC WORKS DIRECTOR

Matt Marziale addressed the flooding issues we've been having here in town and said that he needs to get with the county and discuss the water that is coming into the city that isn't our water and shouldn't be entering here.

These storms we've been having are unpredictable and nothing we can control, but we are trying to take care of our residents the best we can. There were over 500 people helping fill sand bags when we sent out the message and it was awesome to see the response we got.

Salem Days are starting this week with little miss practice on Friday and the family fireside on Sunday that we hope the council can attend. We hope many residents will be able to make it to the activities that are being held.

We sent out notice that the street that is weeds will now be a through road and we will pave it after Salem days. It is the city's property and now seems like the appropriate time to get it paved.

Update on Cole Park- It is starting to look like an actual park. Matt Kallas started installing sprinklers and next week the bid for restrooms will go out. We are getting a lot done there and are looking forward to opening it.

PI Project report- With James and his crew there were 1183 meters installed. We have installed 156 in the last four weeks. We are talking about doing an incentive for the employees but also letting them know it needs to get done faster. We are getting meters easier now, but if we are unable to get them again we will put jumpers in. We will continue installing meters through the winter and won't stop until the project is done. As of now, we have enough employees but we have had to shuffle a few times. We are doing everything we can to have a minimum of four employees but would prefer to have a few more. It is just hard to find and keep good guys.

17. TED BARNETT, ELECTRICAL DIRECTOR

Ted Barnett did not have anything to add to tonight's meeting.

18. BRUCE WARD, MANAGER/ENGINEERING

Bruce Ward wants us to keep in mind the Salem canal project is getting done with the designing and the district is looking to bid out the end of this year or beginning of next.

19. JOHN BOWCUTT, FIBER

John Bowcut shared that we have 29 residents installed for fiber and are really close to going live. John will keep the website updated the best he can. He explained that they need to boar underneath the canal but are unable to do so at the moment because they are struggling to get ahold of the canal company. He said the Deer Creek area will be super easy to install due to everything being brand new.

John was able to attend a fiber connect conference that had some really good information. He said the phrase “Wireless doesn’t exist without fiber” really stood out to him. He also explained that during covid, the need for fiber really showed.

COUNCIL REPORTS

20. MAYOR KURT L. CHRISTENSEN

Mayor Christensen said we’ve been looking for an employee to take Troy’s position and have had two rounds of interviews but haven’t found the right person yet. We are looking to find a good fit.

21. COUNCILPERSON STERLING REES

Councilperson Sterling Rees stated that the UMPA Summer Social will be held on August 25th at the solar farm north of Lowe’s. Dinner will be at 6:00pm.

Councilperson Sterling Rees asked if there are tickets available to purchase for the senior dinner for Salem Days. Tickets are currently sold out but the recreation office has a waiting list you can put your name on.

22. COUNCILPERSON SETH SORENSEN

Councilperson Seth Sorensen did not have anything to add to tonight’s meeting.

23. COUNCILPERSON HOWARD CHUNTZ

Councilperson Howard Chuntz was not present for tonight’s meeting.

24. COUNCILPERSON DELYS SNYDER

Councilperson Delys Snyder did not have anything to add to tonight’s meeting.

25. COUNCILPERSON TIM DE GRAW

Councilperson Tim De Graw asked what he needs to attend to during Salem Days and if they are supposed to wear anything specific.

ADJOURN CITY COUNCIL MEETING

MOTION BY: Sterling Rees to Adjourn City Council Meeting

SECONDED BY: Delys Snyder

VOTE: Councilperson Tim De Graw; Councilperson Sterling Rees; Aye, Councilperson Seth Sorensen; Aye, Councilperson Delys Snyder; Aye (4 Ayes)

MEETING ADJOURNED AT: 8:29pm

Jeffrey Nielson, City Recorder