

Minutes of the Salem City Council Meeting held on August 15, 2018 in the Salem City Council Chambers.

Work Session: 6:30 p.m.

1. AGENDA DISCUSSION

Bruce Ward showed the approximate area of Payson City that can gravity feed to our wastewater treatment plant. Councilperson Sterling Rees asked what the timeline for their development was. Bruce replied that they are ahead of us. The developer is waiting to see if the agreement is approved by both Salem and Payson. If it is they will purchase a small temporary pump station and they will pump back to Payson's treatment plant until ours is ready. Bruce went over the agreement. These residents would pay impact fees for the portion of the cost of the treatment plant. Councilperson Howard Chuntz asked who they would pay the impact fees to if our plant wasn't ready before the homes were built. Bruce replied they would pay Payson, then Payson would pay Salem, he said we may need to clarify that in the agreement. He stated Payson will pay for a meter that will be put in the ground and we will charge Payson \$7.98 per 1,000 gallons that flows to our plant. He mentioned that is our user rate broken down. Councilperson Rees stated we should not be subsidizing them. Bruce replied that we will not be. He stated the agreement is black and white for both cities. Attorney Junior Baker stated that it is a 30 year contract. Bruce stated this is an action item for tonight. Councilperson Craig Warren stated if we approve it we need to make sure we clarify that we collect the impact fees.

Matt Marziale reported he had received the appraisal on the property out by the highway. The appraisal is higher if the two pieces of property are sold together, the city's piece and the piece owned by Doyle Hatfield. He has shared the appraisal with Richard Hatfield, who is representing Doyle, and told him he will get direction from the council. Matt stated the appraisal is at his office if any of the council want to see it but it is too big to copy for everyone. Councilperson Chuntz asked if it is the Hatfield's intention to sell. Matt replied that it was. Mayor Christensen said that will get the corner cleaned up. Matt asked Attorney Baker what we need to do to sell the property. Attorney Baker stated that we need to put it on the market and let any interested buyers know that it is for sale.

Jeff Nielson stated there is an agreement to rent the home across from the city office to Paul Jones. They will only be renting it from now until November and the rent will be \$850 per month. He asked if there were any questions.

MEETING CONVENED AT: 7:00 p.m.

CONDUCTING: Mayor Kurt L Christensen

COUNCIL PRESENT:

Mayor Kurt L Christensen
Councilperson Cristy Simons
Councilperson Seth Sorensen
Councilperson Howard Chuntz
Councilperson Sterling Rees
Councilperson Craig Warren

STAFF PRESENT:

Jeffrey Nielson, Finance/Recorder
Junior Baker, City Attorney
Chief Brad James, Police Chief
Clark Crook, Power
Matt Marziale, PW/Recreation
David Johnson, Building Dept., Excused
Allison Taylor

OTHERS PRESENT

Trent Rogers, James Thomas, Melissa Thomas, Brady Cox, Matthew Cox, Josh W. Thayer, Abigail Walker, William Burk, Ben Burk, Jan J. Ward

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

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

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

A scout, Matthew 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. WARREN PETERSON – REVISIT PROJECT SUBMISSION REGARDING
55+ DEVELOPMENT LOCATED AT 1320 N SR 198**

Warren Peterson stated that approximately a year ago they had presented a project and it had favorable reviews all the way through the planning commission. He wasn't able to attend the council meeting when it came before the council last time, but it was not approved because of some concerns about density and the roads. He stated they have put a lot of work and money into this project and he is bringing it back before the council to get some direction on what will work on this property. He stated it is currently zoned R-15, which would make it very hard to put affordable housing on. He asked the council for direction on what they would consider to better use this land, he said that right now it isn't even a good cow pasture. He showed them the concept of what was originally brought before the council last time. Bruce Ward stated in the discussion that we had last year there were a lot of neighbor concerns. The property is zoned R-15 but in the general plan we have this area as medium density with mixed use and some regional commercial. He said that it does fit in with our general plan. The mayor asked how far away the utilities are. Bruce said that the water is to

Stokes or Woodland Hills Drive and they have a couple options to get it to this property. He stated the sewer is at the plant, but self help homes has turned in its sewer main lines plans so that will get it closer to them. He said the power is also to Stokes. Bruce stated that Warren is aware of the infrastructure that needs to be brought to and through the property. Councilperson Howard Chuntz asked how many acres it is. Warren replied that it was 22 acres. Bruce mentioned they are asking for approximately 5 units per acre. The mayor asked if the sewer could come through Salem Park Circle. Bruce said they have looked at that before and it would not be able to. Councilperson Sterling Rees asked what has changed since he brought this before council last time. Bruce replied nothing had changed, at the time the city was considering the 55 and older overlay zone, which was not created. In order for this project to be done the way it is designed is for the zone to be changed to an R-5. Councilperson Cristy Simons asked if Warren was here to ask what the council is looking for. Warren stated that was correct. Warren asked if it would need to be a 55 and older project or could it be affordable housing like Harvest Park in Mapleton, where they would have smaller lots that stay in the R-5 range. Councilperson Simons mentioned that parking had been one of the concerns when this project was brought before the council. She liked the curb appeal that the project had, but it seemed the houses were not facing the road. She is not opposed to the zoning but thinks the layout needs some tweaking. Bruce commented that the question is would the council entertain a different option other than the R-15 that it is zoned now. The mayor stated that he likes the project. Councilperson Rees asked if it would still be 55 and older. Councilperson Craig Warren said that it was but is not now. Warren stated that it could be single family homes or maybe more of a mixed use. Councilperson Chuntz commented if it is not going to be single family housing then that raises parking issues, where would the parking be if a family had more than 2 cars. Warren stated there would be a 2 car garage and a driveway. Councilperson Warren mentioned they had discussed RV parking concerns before also. Councilperson Rees said that could be covered in an HOA or in the CC&Rs. Councilperson Chuntz asked if the roads would be as wide as the regular streets. Bruce replied the way it is drawn they would not be because they would be private roads. Councilperson Chuntz stated that he has seen what happens when the roads aren't wide enough like down at the condos they don't have anywhere to get rid of the snow. Councilperson Seth Sorensen stated he really liked this project. He commented that 55 and older communities tend to be kept up and have a lower impact. High density single family housing doesn't work quite as well. Warren stated his primary request would be for a zone change so that he can sit down with planning and zoning and see what will work. Councilperson Warren asked if we needed to go from an R-15 to an R-5, so we go from super low density to super high density. Bruce replied they could do an R-5 with a development agreement. Councilperson Warren stated he is not comfortable with this density, he mentioned doing an R-10 or an R-8. Councilperson Sorensen commented he likes to see projects tied to a development agreement.

William Burk stated that he has concerns. In our municipal code the R-5 states that they can build up to 9 units per acre. As he mentioned last time, on that entire block 21 of the 24 lots are one acre or larger, and the smallest lot is a ½ acre. He stated in our code the R-5 states that it shall be a minimum of 5 acres and a maximum of 20 acres unless there is a single family element and then 80% must be single family and 20% may be townhomes, it says must. His greater concern is the safety issues of traffic flow and traffic safety. We already have 120 residences with 2 cars per residence feeding onto SR 198 at 50 MPH. This is an arterial road and access should be strictly limited for traffic flow and safety. Traffic should

drain onto other roads, to follow the law the access road would need to be 8800 South or Woodland Hills Drive. Councilperson Sorensen commented that William's house empties onto SR 198. William said it does and it is a pain and he would hate to see it if high density is allowed out there. Councilperson Sorensen stated that if someone brought in an R-15 project right now we would have to approve it. He asked how many homes it would be if it was an R-15 project. Bruce replied about 50 homes. William said he has less objection to that than 122 homes in an R-5. Bruce mentioned that Warren is here to ask for direction from the council. Councilperson Warren said in his opinion he would like to see something that has less density than the R-5. Councilperson Sorensen stated that he likes the 55 and older development. Councilperson Simons mentioned it helps to have some developments to compare this to. Councilperson Rees stated there might be a problem in wanting it 55 and older and less density, those people are looking to downsize, that is what they are buying these for.

Mayor Christensen asked James Thomas to come up. He stated that James is the employee of the year. James works hard and cares about his crew. Matt Marziale stated James cares about guarding tax payer money and he does a great job. The mayor mentioned there have been some problems in James' department and he really cares about his crew. He appreciates James and the job that he does. James stated he appreciated working for the city.

4. APPROVE PAYSON/SALEM SEWER AGREEMENT

Bruce mentioned this had been discussed in work session and asked if there were any questions. He stated that we need to include in the motion that all impact fees for homes come to us regardless of when they are built.

MOTION BY: Councilperson Cristy Simons to approve the Payson/Salem sewer agreement with said changes.

SECONDED BY: Councilperson Seth Sorensen.

VOTE: All Affirmative (5-0).

5. PAUL JONES – HOME RENTAL AGREEMENT

Mayor Christensen reported this is an agreement for the house rental across street from the city office. The price will be \$850 per month.

MOTION BY: Councilperson Sterling Rees to approve the Paul Jones home rental agreement.

SECONDED BY: Councilperson Craig Warren.

VOTE: All Affirmative (5-0).

6. APPROVE MINUTES OF AUGUST 1, 2018

MOTION BY: Councilperson Craig Warren to approve the minutes of August 1, 2018.

SECONDED BY: Councilperson Howard Chuntz.

VOTE: All Affirmative (5-0).

7. APPROVE BILLS FOR PAYMENT

The mayor had some questions on the bills. Jeff Nielson mentioned there is one to pay the state back for the sewer plant design advance. Mayor Christensen asked about multiple invoices to Forsgren. Bruce replied they work on a couple different things for the city. He asked about the payment to Holbrook Asphalt. Jeff replied it is for the HA5 treatment on the roads.

AMOUNT: \$2,091,924.38

MOTION BY: Councilperson Howard Chuntz to approve the bills for payment.

SECONDED BY: Councilperson Cristy Simons.

VOTE: All Affirmative (5-0).

8. YOUTH COUNCIL

There was not a representative from the youth council present. Councilperson Sorensen commented they had done a great job with Salem Days.

The mayor asked Josh Thayer if he had needed something tonight. Josh stated that he thought that he was on the agenda for a zone change. Attorney Junior Baker advised the zone change had been approved with the condition of receiving a notarized letter from the property owner. Jeff mentioned we had received a notarized letter from Josh's father and so the zone change was approved.

9. CHIEF BRAD JAMES, PUBLIC SAFETY DIRECTOR

Chief Brad James did not have anything to report tonight.

10. DAVE JOHNSON, BUILDING OFFICIAL DIRECTOR

Dave Johnson was excused tonight.

11. ATTORNEY JUNIOR BAKER

Attorney Baker did not have anything to report tonight.

12. JEFFREY NIELSON, CITY FINANCE DIRECTOR/CITY RECORDER

Jeff did not have anything to report tonight.

13. MATT MARZIALE, RECREATION/PUBLIC WORKS DIRECTOR

Matt stated he will meet with the Hatfield's about the appraisal that was discussed in work session and will get back with the council on a listing price for the property.

14. CLARK CROOK, ELECTRICAL DIRECTOR

Clark Crook did not have anything to report tonight.

15. BRUCE WARD, ENGINEERING

Bruce Ward did not have anything to report tonight.

COUNCIL REPORTS

16. MAYOR KURT CHRISTENSEN

Mayor Christensen reported the city employees are doing well. Miss Salem and her family had a very busy week running around and helping with Salem Days. He was impressed with all the volunteers and felt like there was good support for the events. He mentioned that he got every stamp for the events and that the hidden treasure was the Dutch oven cook off. He stated that we had received a lot of thank yous in the mail and that everything had went really well. The council thanked Councilperson Simons. She thanked Matt and Jen. Jan Ward commented that it was a nice firework show, just a beautiful show with a lot of variety. But he looked at his watch when they started and it was 10 to the hour and when he looked at his watch when it was over it was 7 minutes after. He wondered if we could not do so many at the first and then it could be longer. Matt stated that they time the shows and last year it was 14 ½ minutes, we have one of the longer fireworks shows than most of our neighbors. Councilperson Warren stated that the longer the show the more money it costs. The mayor stated the price was \$16,500 for a 17 minute show. Councilperson Warren commented that was a fantastic price. Mayor Christensen mentioned that Spanish Fork had just signed a 3 year contract on their firework show and we are looking to do the same. Matt commented that the fireworks being over the pond really makes it a good show. Councilperson Warren stated it is a beautiful place.

17. COUNCILPERSON STERLING REES

Councilperson Rees stated that UMPA general manager Layne Burningham fell and broke his leg, he is hoping to get back to the office soon. He mentioned the UMPA Summer Social will be next Wednesday at 6 p.m. at the Provo Recreation Center, and to let Tina know if they will be attending. The mayor stated that the golf tournament had went well.

18. COUNCILPERSON CRISTY SIMONS

Councilperson Simons thanked everyone for their help and support of Salem Days. She received a lot of compliments. It was a good week and a great success. Matt mentioned that Jen has set up the Salem Days committee thank you dinner. It will be September 12, 2018 at 6 p.m. This will be for everyone that was the chair of a committee and for the council to attend.

19. COUNCILPERSON HOWARD CHUNTZ

Councilperson Chuntz reported the springs are now at 175 gallons per minute, up from 163 gallons per minute at the last meeting. Bruce commented that the report is showing a flat line which means we are pumping approximately what we pumped last year. Councilperson Chuntz stated the library auction had gone bonkers with at least \$25,000 raised and another \$15,000 pledged. He thanked Travis Parry for reminding people how to bid. He mentioned that some people had hurt feelings about bidding at the auction since the amounts were so big. The mayor stated they can still donate to the library. Councilperson Simons said there was a big change in the amounts for the auction. Councilperson Chuntz commented that Kerry is very excited by the results. Councilperson Warren said we will see if it works if people keep showing up for the auction.

20. COUNCILPERSON SETH SORENSEN

Councilperson Sorensen stated he had driven down by the new plant site and they have started moving material. Councilperson Rees asked when the pipeline will start being going through. Bruce replied it could be anytime, they have the preconstruction meeting scheduled with Condie Construction. Councilperson Simons mentioned that the groundbreaking had went really well.

21. COUNCILPERSON CRAIG WARREN

Councilperson Warren showed some pictures of some road work that had been done. He thanked James and his crew for their hard work.

ADJOURN CITY COUNCIL MEETING

MOTION BY: Councilperson Craig Warren to adjourn city council meeting.

SECONDED BY: Councilperson Howard Chuntz.

VOTE: All Affirmative (5-0).

MEETING ADJOURNED AT: 8:19 p.m.

Jeffrey Nielson, City Recorder