

Minutes of the Salem City Council Meeting held on August 21, 2019 in the Salem City Council Chambers.

Work Session: 5:15 p.m.

1. GENERAL PLAN AND LAND USE

Bruce Ward introduced Mark Vlastic from Landmark Design, they have been working on our general plan and land use. We published it for a public hearing for Planning and Zoning last week, and for council this week. Planning and Zoning continued the public hearing so they would have time to review the plan. He suggested the council continue the public hearing also so they can go over the plan. They hope to finish this out next month if everything goes as planned. Mark went over the information they had gathered and the plan they had come up with using that information. Bruce commented from a staff prospective this will be a guiding document to help them when people come to them with questions. Attorney Junior Baker stated typically when you do a general plan you update the zoning ordinance and make adjustments. There was a brief discussion about bringing commercial businesses out by the interchange. Mark suggested hiring an economist to help with that. Bruce asked the council to review this information in the next couple of weeks so they can continue it for approval to September 18, 2019. Mark mentioned he did not know if he would be available for the Planning and Zoning meeting on September 11, 2019. Bruce asked if they could change the meeting. Jeff said they could not because it has already been published. Bruce commented we could push it until October if we need to. Attorney Baker said this is a big decision and they don't need to rush it. Bruce said they can keep the scheduled meetings and if they need to they can continue the public hearing again. Mark said he will try to reschedule so that he can attend the Planning and Zoning meeting on September 11, 2019.

2. COLE PARK – DESIGN

Matt Marziale introduced Carl Berg and Darci Giles, from Berg Landscape Design. He said they are looking to build the park in phases, with the funding they have available. He talked with the National Guard and they have been approved to do the leveling of the property. They did not give him a date when that will happen and that will be the first step needed to start work on the park. Carl stated he has enjoyed working with Matt and Bruce, he showed the council the site plan for the park. Darci outlined the different areas in the park and where they would be located. Carl estimated the total cost of the park to be about \$3 million when the whole park is complete, but it is designed to be built in phases. Matt said with the Cole family donating some of the property they were thinking of doing a history of Salem, like an old west theme. The mayor said he liked the idea but, it will be hard to come up with that amount of money. Bruce said they will build a little at a time over the next 5 years. There are also ways to raise money for the park, and they could look into those.

3. ARROWHEAD SPRINGS – SINGLE FAMILY LOT SIZE

Bruce introduced Heath Johnson and Susan Palmer, they have paid the preliminary plat fees for Arrowhead Springs and are here to ask for a modification on their development agreement. Heath stated they are here to ask for smaller lot sizes for their single family houses in the Arrowhead Spring Development Agreement. They have a few reasons for this,

one is the newer generations do not want big lots. The trend is to have less yard to take care of. This will not increase their density, it will increase the open space. Councilperson Howard Chuntz asked how small they want the lot sizes to be. Heath replied 6,575 will be the average lot size. Councilperson Craig Warren asked how many more homes this would give them. Heath said it would give them 129 single family homes, in the original agreement they had 123. Councilperson Warren comment 6 more lots in 1,500 units isn't that many. Susan commented they will have 20 less of the multifamily units. They are using some of that space for more parking. Heath stated they want to give the city a good quality product. Bruce mentioned they will be amending this development agreement as they go through this preliminary process. The council were all okay with reducing the lots size.

Councilperson Warren stated he had a question on the zone change tonight, is it just another request for higher density. The mayor replied the difference is the developer wants to put single family homes in. The way his property stands now with half R-5 and half R-10 he could put 9 units per acre on the top piece for about 45 units, and on the bottom R-10 he would get 15 more units so he would have 60 to 65 units. In the development agreement, he would be limited to 55 single family units with the zone change. Councilperson Warren said he likes the idea but what happens if this developer walks away and then the property is zoned R-5. Attorney Baker replied the development agreement could not be changed. If the property was sold the new owner would be locked into the same development agreement.

Bruce reported the Utah County Interlocal Agreement has 2 parts, a resolution and an agreement. The agreement allows us to work with them to put in utilities and improvements. Jeff Nielson asked if we would have to pay for them when we installed them. Bruce replied it doesn't say when they would need to be paid for just that we would need to pay for them.

Bruce stated Jeff had found the funds to do the PI meter trial installation. Jeff explained the money would come from reserve funds for the PI water. Bruce said this will give us a precise scope of work to put out for bid. They will be choosing 10 random homes to put PI meters in.

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
Bruce Ward, City Engineer
Steve Cox, Building Dept.
Allison Taylor

OTHERS PRESENT

Robert McNeel, Jen Watson, Jan J. Ward, Matthew Thompson

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

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

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

Jen Watson 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. PUBLIC HEARING
(to open)**

MOTION BY: Councilperson Craig Warren to open the public hearing.

SECONDED BY: Councilperson Howard Chuntz.

VOTE: All Affirmative (5-0).

**a. SWIFT CREEK PROPERTIES – ZONE CHANGE REQUEST ON 11.8
ACRES OF PROPERTY, OWNED BY ALAN CURTIS, LOCATED AT
APPROXIMATELY 1800 NORTH 770 WEST**

Bruce Ward reported Rob McNeel is asking for a zone change from R-10 to R-5 on the lower portion of property located at approximately 1800 North 770 West. He mentioned this was discussed in work session. The development agreement would only allow 55 units and they would all be single family homes with a 5,500 square foot minimum lot. The streets would be standard Salem City right of ways. Rob McNeel asked if there were any questions for him since this had already been discussed. Mayor Christensen

commented there had not been any negative comments about the project. Councilperson Howard Chuntz asked if the development agreement would be recorded with the property. Attorney Junior Baker replied they would do a memorandum, and they could do the zone change based on the development agreement. The mayor asked if there were any comments. There were none.

b. GENERAL PLAN AND LAND USE

Bruce stated Mark Vlastic presented the general plan and land use in work session. The planning commission were given copies of the plan last week and the council received the copies tonight. Planning and Zoning continued the public hearing to September 11, 2019. Staff recommends continuing the public hearing tonight to September 18, 2019 so that the council has time to review it. Attorney Baker stated since it was continued at Planning and Zoning, the council cannot act on it tonight. They should continue it also, but allow anyone that is here to speak on the issue to be heard tonight. Mayor Christensen asked if there were any comments. Jen Watson commented that someone had mentioned what a serious thing this was and she thinks they should wait until October like was mentioned in the work session. The mayor replied that was more so that Mark could be at both meetings. Councilperson Craig Warren said if they weren't ready at the September meeting they could continue the public hearing again.

(to close)

MOTION BY: Councilperson Seth Sorensen to continue the public hearing on the General Plan and Land Use to September 18, 2019 and to close the public hearing on the Swift Creek Properties zone change.

SECONDED BY: Councilperson Cristy Simons.

VOTE: All Affirmative (5-0).

MOTION BY: Councilperson Craig Warren to approve the zone change request by Swift Creek Properties from R-10 to R-5 with a development agreement.

SECONDED BY: Councilperson Sterling Rees.

VOTE: All Affirmative (5-0).

4. YOUTH COUNCIL

There was not a representative available from the youth council available tonight.

5. SF / SALEM CHAMBER

There was not a representative available from the chamber available tonight.

6. APPROVE INTERLOCAL AGREEMENT FOR SALEM PARKWAY WITH UTAH COUNTY

Bruce stated this was discussed in work session. This is an agreement with Utah County to work together on the expansion of Elk Ridge Drive, it allows us to install utilities so that we do not have to dig up the road once it is done. The legal department has reviewed the agreement and staff recommends approval.

MOTION BY: Councilperson Howard Chuntz to approve the interlocal agreement for Salem Parkway with Utah County.

SECONDED BY: Councilperson Seth Sorensen.

VOTE: All Affirmative (5-0).

7. APPROVE PURCHASE OF ROAD WIDENER

Matt Marziale reported they have found some equipment that they could lease or borrow when they want to use the road widener so they would not have to lease something to run it for a whole year. The purchase of the road widener is a budgeted item, the price is \$49,923 which is lower than what was budgeted for. They would like to move forward with this purchase, it will help with shouldering the roads and will be easier than doing it manually.

MOTION BY: Councilperson Cristy Simons to approve the purchase of the road widener.

SECONDED BY: Councilperson Craig Warren.

VOTE: All Affirmative (5-0).

8. APPROVE PI METER TRIAL INSTALLATIONS

Bruce stated we will do 10 trial PI meter installations, this will give us a better scope of work to put out for bid. Councilperson Chuntz mentioned the maximum cost would be \$10,000 for the 10 meter installations.

MOTION BY: Councilperson Sterling Rees to approve 10 PI meter installation trials not to exceed \$10,000.

SECONDED BY: Councilperson Howard Chuntz.

VOTE: All Affirmative (5-0).

9. SALEM DAYS – POST DISCUSSION

Jeff Neilson showed the revenue for Salem Days and the number of participants for each event. He mentioned he didn't have all the expenses yet. The mayor stated it is interesting to see the money behind Salem Days, we have a lot of good people that donate to the events. Jeff said there was about \$2000 in random donations to Salem Days. Councilperson Cristy Simons commented the corn hole tournament was fun even in the rain. Councilperson Chuntz said the food trucks had a half hour wait on food. The mayor said they were very

busy and sold out of food. Councilperson Sterling Rees mentioned the sound system was hard to hear, and that we might need to look into replacing it. Councilperson Warren replied he is working with Matt on that. Councilperson Simons said she did notice the number of people at the fireworks and she understands Chief James' concern. Councilperson Seth Sorensen mentioned he had a preliminary discussion with the school district about maybe using the high school in the future, and it would be available to them if they decided to go that route. Councilperson Simons commented it they are going to do that they need to decide early in the year. Chief Brad James stated right before the fireworks this year, the firework guys wanted a bigger perimeter. They had to clear part of the parking lot on the north and east end. Councilperson Warren stated they were probably being extra cautious since they had an accident earlier in the year. He asked if they could close the lower parking lot and shuttle people in. Chief James replied there just isn't an easy way to get people in and out of there, especially with the amount of people. Councilperson Sterling Rees mentioned the year they did the fireworks at the high school, and people had to leave the pageant and go to the fireworks, it was not well received. Attorney Baker suggested doing the pageant Friday night and the fireworks Saturday night. The chief said we had a problem with people in the pond this year, they have had paddleboats and canoes before but not people swimming. He doesn't have enough people to deal with things like that. Councilperson Warren stated the fireworks were awesome again this year. The chief mentioned they need to have a good discussion about the parade, they had some semi-trucks and long trailers that struggled to make the turn at the head of the pond. Councilperson Simons asked about an ordinance saying they cannot set up chairs for the parade on Monday for the parade on Saturday. Attorney Baker replied Spanish Fork has an ordinance like that and it is very hard to enforce. The chief said there were some close calls and challenges regarding candy throwing. Matt mentioned the sweeper truck made 2 passes after the parade to help with clean up. The mayor said if anyone had any good ideas to let them know.

10. APPROVE MINUTES OF AUGUST 7, 2019

MOTION BY: Councilperson Seth Sorensen to approve the minutes of August 7, 2019.

SECONDED BY: Councilperson Cristy Simons.

VOTE: All Affirmative (5-0).

11. APPROVE BILLS FOR PAYMENT

AMOUNT: \$1,748,755.81

MOTION BY: Councilperson Craig Warrant to approve the bills for payment.

SECONDED BY: Councilperson Cristy Simons.

VOTE: All Affirmative (5-0).

12. CHIEF BRAD JAMES, PUBLIC SAFETY DIRECTOR

Chief James did not have anything to report tonight.

13. STEVE COX, BUILDING OFFICIAL DIRECTOR

Steve Cox did not have anything to report tonight.

14. ATTORNEY JUNIOR BAKER

Attorney Baker did not have anything to report tonight.

15. JEFFREY NIELSON, CITY FINANCE DIRECTOR/CITY RECORDER

Jeff reported he is wrapping up the July budget, there are a lot of big expenses that we have at the first of the year. He said we need to be aware of the funding for all of the projects we are talking about. Bruce commented we need to set our priorities.

16. MATT MARZIALE, RECREATION/PUBLIC WORKS DIRECTOR

Matt stated Jen sent out an email today inviting the council to the Salem Days appreciation dinner next Tuesday at 7 p.m. they can all attend but not talk about city business. He asked them to RSVP to Jen or Jill Bird if they plan to attend.

He reported the sprinkler clock at the cemetery soccer park is broken, they are manually watering right now. They are watering during the day while he has staff available. He mentioned the High Line Canal Company has encouraged parks, schools and churches to water during the day to keep the ponds moving. They will continue manually watering for another week until they can get the clock fixed.

17. CLARK CROOK, ELECTRICAL DIRECTOR

Clark Crook did not have anything to report tonight.

18. BRUCE WARD, ENGINEERING

Bruce did not have anything to report tonight.

COUNCIL REPORTS

19. MAYOR KURT CHRISTENSEN

Mayor Christensen did not have anything to report tonight. He mentioned the price on the truck leases were not as good this year, so they are looking into other options.

20. COUNCILPERSON STERLING REES

Councilperson Rees reminded the council that the UMPA summer social is next Wednesday August 28, 2019 at the Provo Recreation Center. He encouraged the council to attend and asked them to RSVP if they were planning to be there.

21. COUNCILPERSON CRISTY SIMONS

Councilperson Simons reported she met with Bruce, Matt, and Jim Price from Mountainland Association of Governments to review the trail proposals they had received. They continue to move forward with the trail masterplan, there is a committee with 4 citizens participating,

they are currently preparing a scope of work. Matt stated with the grant that we have received we will be responsible for 6% and we can use impact fees for that. Councilperson Simons commented it is exciting to get this done, and the trails will be highly used.

22. COUNCILPERSON HOWARD CHUNTZ

Councilperson Chuntz did not have anything to report tonight.

23. COUNCILPERSON SETH SORENSEN

Councilperson Sorensen did not have anything to report tonight.

24. COUNCILPERSON CRAIG WARREN

Councilperson Warren did not have anything to report tonight.

Jeff mentioned the League of Cities and Towns will be held September 11, 12, and 13, 2019. He asked the council to let him know if they wanted to attend the meetings. Attorney Baker encouraged the council to attend and if they can only go one day Thursday would be the best day.

The mayor asked if there were any public comments. There were none.

ADJOURN CITY COUNCIL MEETING

MOTION BY: Councilperson Craig Warren to adjourn council meeting.

SECONDED BY: Councilperson Howard Chuntz.

VOTE: All Affirmative (5-0).

MEETING ADJOURNED AT: 7:43 p.m.

Jeffrey Nielson, City Recorder