

Minutes of the Salem City Council Meeting held on February 19, 2020 in the Salem City Council Chambers.

Work Session: 6:00 p.m.

1. AGENDA ITEM DISCUSSION

Bruce Ward stated the Jackson annexation is for property located east of Elk Ridge Drive along State Road 198. It is next to Salem City's boundary and in our annexation declaration. It is approximately 5 acres, there are no electrical services in the area, and all utilities are right there so there would not be any problems. Bruce commented they would probably want commercial zoning but they could ask the applicants.

Bruce stated the Marvin Limb annexation is for property that doesn't meet any of the city boundaries. Marvin was advised to talk to his neighbors to see if they all want to annex. As the application is now it does not meet the annexation requirements.

Bruce advised items a and c on the public hearing tonight are not ready tonight. Planning and Zoning continued both items to their next meeting on March 11, 2020. Attorney Junior Baker stated the council should continue these items to the March 18, 2020 council meeting. Councilperson Howard Chuntz asked if the planning commission had talked about creating new zoning to deal with single family and townhomes separately. Bruce said he didn't think they had been given specific direction to do that.

Bruce stated Dean Ingram, from Arive Homes, is asking for a zone change on property located at Elk Ridge Drive and Salem Canal Road from R-15 to R-12. The frontage would remain the same the lots would be 12,000 sq. ft. instead of 15,000 sq. ft. The county is expanding Elk Ridge Drive and this project would fit the area. Both DRC and Planning and Zoning recommended approval.

Bruce stated Garrett Seeley is here if the council have any questions for him. Garrett owns the property located by UCCU Credit Union. He came in asking for a zone change from R-10 to R-5, there was positive recommendation from DRC, and a negative recommendation from Planning and Zoning. During the discussion at council the citizens were given a couple of options and some felt an R-8 zone change would be okay, while several citizens thought it should remain R-10. At Planning and Zoning last week they had 3 citizens show up and all the comments were in support of the R-8 zone change, there was not any negative feedback. Councilperson Sterling Rees stated when Reed Nelson was asked at council if he would rather have the R-8 zone or twin homes, which are allowed in the R-10, Reed answered he could live with the R-8 zone. Bruce said the zone change from R-10 to R-8 was recommended for approval at Planning and Zoning. Garrett Seeley stated he could do twin homes in the R-8 zone, but he said he will keep the project single family housing if the zone change is approved.

Matt Marziale stated he needed to leave early so he would like to discuss the shop for the roads department. This is a budgeted item, they have received 3 bids. Staff recommends approving the bid from Western Steel Buildings for the building and then they will get bids for the construction. Matt said this is the same company we are getting the power department building from.

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 DeGraw

STAFF PRESENT:

Jeffrey Nielson, Finance/Recorder
Junior Baker, City Attorney
Lieutenant Greg Gurney, Police Dept.
Ted Barnett, Power
Matt Marziale, PW/Recreation
Bruce Ward, City Engineer
Steve Cox, Building Dept., Excused
Allison Taylor

OTHERS PRESENT

Dean Ingram, Jan J. Ward, McKay Peterson, Adam Killmore, Jaydee Jorgensen, Joel Stewart, Dalaine Fowers, Kevin Davidson, Bobby Zufelt, Javen Zufelt, Carla Zufelt, Camie Thurgood, Ashlyn Biesinger, Brynlyey Reynolds, Marissa Alldredge, Marrisa Browning, Ryan Young, Isabel Francis, Emily VanAusdal, Brennan Beddoes, Camden Mead, Allie Dietz, Chelsea Miller, Kevin Miller, Andy Anderson, Gentry Otte, Jarrett Elmer, Andy Poulsen, Hal Poulsen, Rick Davis, Logan Rickenbach, Brandon Thorne, Ashley Liston, Emily Jacobsen, Savannah Nelson, Katie Farley, Paulla Jackson, Kevin Jackson, Lynn Chauvie, Carolyn Chauvie, Linda Grange, Kennady Leifson, Laura Johnson, William Burk, Isaiah Melville, Annie Melville, Garrett Seeley, Sam McVey, Jason Shelley, Andy Otteson, Matt Mitchell, Cayden Campbell

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

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

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

Camden Mead 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 Seth Sorensen to open the public hearing.

SECONDED BY: Councilperson Howard Chuntz.

VOTE: All Affirmative (5-0).

a. MIKE HATCH – ZONE CHANGE REQUEST AND CONCEPT REVIEW FOR THE WILSON PROPERTY LOCATED AT 1635 NORTH 770 WEST FROM R-10 to R-5

Bruce Ward stated Mike Hatch's project was not ready for this meeting. Planning and Zoning continued the public hearing until March 11, 2020. He said staff's recommendation is to continue the public hearing to the March 18, 2020 council meeting.

b. DEAN INGRAM – ZONE CHANGE REQUEST FOR PROPERTY LOCATED ON THE NORTHEAST CORNER OF ELK RIDGE DRIVE AND SALEM CANAL ROAD FROM R-15 to R-12

Dean Ingram, from Arive Homes, stated he is asking for a zone change from an R-15 to an R-12. The property is located on Elk Ridge Drive across from American Leadership Academy. The Development Review Committee, Planning and Zoning and the public that was there liked the layout of the project.

Bruce commented an R-15 is a 15,000 sq. ft. lot with 100 feet of frontage, the R-12 is a 12,000 sq. ft. lot with 100 feet of frontage so the backyards are smaller. Dean mentioned they will put a wall along Elk Ridge Drive, and they will bring the utilities up from the highway.

The mayor asked if there was any public comment.

c. JOHN DESTER – ZONE CHANGE REQUEST ON 8.16 ACRES OF PROPERTY LOCATED SOUTH OF THE SALEM PARK TOWNHOMES FROM I-1 to MPD

Bruce stated John Dester's project was not ready for this meeting. Planning and Zoning continued the public hearing until March 11, 2020. He said it is staff recommendation to continue the public hearing to the March 18, 2020 council meeting.

d. GARRETT SEELEY – ZONE CHANGE REQUEST ON THE PROPERTY LOCATED AT 200 NORTH 200 EAST FROM R-10 to R-8

Bruce introduced Garrett Seeley, he owns the property located at 200 North 200 East by UCCU Credit Union, he originally proposed a zone change from R-10 to R-5 and was denied. He is here tonight to ask for a zone change from R-10 to R-8. There were 4 neighbors that attended the Planning and Zoning meeting and none of them were opposed to the zone change to an R-8. Bruce stated in the R-8 the lots are 8,000 sq. ft. with 75 feet of frontage.

Mayor Christensen asked if there was any public comment.

Kevin Davidson stated he lives in the area and he asked where the information is coming from that the community is not opposed to this zone change. Bruce replied from the Planning and Zoning meeting. Kevin said he did not receive a notice about that meeting until the day after it was held. He disapproves of this zone change. He

stated at the last council there was an overwhelming response to keep the small town feel of Salem. He appreciates Garrett's tenacity but this project is not right for the area. He stated that everyone on the block wanted to see the zoning remain the same, and that Garrett knew the zoning when he purchased the property.

Councilperson Sterling Rees asked Kevin what he would like to see there. Kevin said he would like to see the zoning remain R-10. Councilperson Howard Chuntz stated that twin homes are allowed in the R-10 zone and asked Kevin if he would rather have single family homes or twin homes. Kevin said he would like to see quality homes there and remain R-10.

Lynn Chauvie owns property to the south. He would love for it to stay the way it is now, that would be perfect. But he realizes the compromise is to go to the R-8 zone because he doesn't want twin homes there. So if this project is truly R-8 with single family homes he does not oppose it.

Rick Davis stated he lives directly to the south of the development. He was at the Planning and Zoning meeting to voice his approval and support of Mr. Seeley. This looks like a good subdivision. He would like to lend his support to this project.

Dalaine Fowers stated she lives north of the property and she was strongly opposed to the R-5 zone and is still opposed to the R-8 change. There are concerns about the standing water that needs to be addressed. She said 29 homes is a considerable increase in her opinion. There will not be adequate parking for that many homes.

And it will add to the traffic congestion onto the main road, it will increase the danger at that intersection. Councilperson Delys Snyder asked if the traffic issue is at 300 North. Dalaine replied it was. Councilperson Snyder stated the subdivision would have an outlet on to 200 East also. Dalaine said she would like to see the zoning remain the same as it is now. Councilperson Chuntz commented his concern is for the project to be economical as an R-10 there would have to be twin homes in the project. He would rather see all single family homes in this area. He said twin homes would add to more parking issues. In an R-10 there could be 24 to 25 homes with the twin homes and in the R-8 they would have 29 single family homes.

Councilperson Seth Sorensen said with some mitigation on the water he would have to make up the difference by doing the twin homes. Kevin Davidson asked if there was a water plan in place. The mayor stated Garrett would have to mitigate that.

Councilperson Sorensen said he would have to meet all inspections and city standards. The mayor said the water would have to be controlled on the property.

Hal Poulsen stated he is opposed to the zone change for the reasons that have already been discussed. The city doesn't owe him this zone change, he knew what the zoning was when he bought the property. He said parking will be a nightmare. He said it needs to stay zoned what it is, it sets a bad precedent for the city to change the zone because he might stick twin homes in there. Councilperson Sorensen commented the streets will be standard city streets and the homes will have 2 car garages with 75 feet of frontage. Hal said he hopes he is wrong, but he doesn't think he is. Councilperson Chuntz said he doesn't think 4 or 5 more houses are going to make a big difference, he asked if they would rather see all single family homes or if they want the twin homes. Councilperson Sorensen said it is their job to do what is best for the community. The community wants more single family housing in this area of Salem. The tradeoff for that is the R-8 zone. They want to do what is best for the community. Kevin Davidson asked if twin homes require bigger frontages.

Councilperson Sorensen replied they do. He said that most of Salem residents stated they did not want to see twin homes in the old part of Salem. He said the R-8 project that is proposed here is better than what would be done if it was left R-10. Lynn Chauvie said when the R-5 was voted down, he saw the plan that would include the twin homes. He would rather have the R-8 project that has been proposed with no twin homes than the R-10 with twin homes and possible commercial property. Kevin asked where the talk was coming from on twin homes. Councilperson Snyder replied Garrett told them if it was left R-10 he would put in twin homes. Garrett stated that is what he would do. Kevin stated that is a big bargaining chip. The mayor replied there is nothing they can do about the twin homes, they are allowed in the R-10 zone and the property is zoned that.

Andy Otteson stated there are a lot of high school kids here tonight for a government class and this is a fine example of how political things work. Garrett asked for the change from R-10 to R-5 and the neighbors all stated they would like the property to remain R-10, so now the threat is to put in twin homes there so that he can get the R-8 zone. He asked what the masterplan said should be there. Councilperson Chuntz said that Garrett is allowed to put twin homes in the project the way it is zoned now. Garrett said he could put 5 twin homes in the project.

MOTION BY: Councilperson Sterling Rees to continue items a and c to the March 18, 2020 council meeting.

SECONDED BY: Councilperson Howard Chuntz.

VOTE: All Affirmative (5-0).

(to close)

MOTION BY: Councilperson Seth Sorensen to close the public hearing.

SECONDED BY: Councilperson Sterling Rees.

VOTE: All Affirmative (5-0).

MOTION BY: Councilperson Sterling Rees to approve the zone change on property located on the northwest corner of Elk Ridge Drive and Salem Canal Road from R-15 to R-12.

SECONDED BY: Councilperson Howard Chuntz.

VOTE: All Affirmative (5-0).

MOTION BY: Councilperson Howard Chuntz to approve the zone change on property located at 200 North 200 East from R-10 to R-8.

SECONDED BY: Councilperson Seth Sorensen.

VOTE: All Affirmative (5-0).

Garrett Seeley stated this is a good discourse for the students here. He bought the property from Andy Otteson and they opposed each other here tonight, he hopes they can come

together. In our world, there isn't just one way or the other, this is how things are supposed to go.

4. YOUTH COUNCIL

Brynlyey Reynolds and Ashlyn Biesinger reported the Senior Valentine's Dinner was held last Thursday, they had about 70 people show up. They thanked the council for attending, it was super fun and they loved it. They will be attending the USU conference in March. Councilperson Snyder thanked them for all the work they did on the senior dinner. Councilperson Sorensen mentioned for all the youth in attendance they should check into the youth council. The city doesn't have a huge staff and the youth council helps out with all the city events, they are amazing and have great advisors in Marte and Marcie McKee. It is an amazing opportunity to serve on the youth council. The mayor thanked them for all they do.

5. SF/SALEM CHAMBER OF COMMERCE

There was not a representative available from the chamber tonight.

6. CITIZEN REQUEST – SAM MCVEY – TRAIL SYSTEM FUNDING OPTIONS

Sam McVey stated he is here because he has heard the strong desire of residents to have trails in Salem for jogging, walking dogs, and other activities. He has heard talk around town about raising taxes for that purposes and he is willing to help raise funds and serve on a committee so that taxes are not increased. He is serving a church mission until November but he is willing to do this after that. The mayor said they are working with MAG on trails there is funding available there. Councilperson Chuntz said there has not been any discussion about raising taxes in Salem.

7. APPROVE KEVIN JACKSON ANNEXATION REQUEST FOR PROPERTY LOCATED AT 755 WEST STATE ROAD 198

Kevin Jackson stated he has 5 acres that belonged to his father that he would like annexed into Salem City. He would like the zoning to be commercial.

MOTION BY: Councilperson Sterling Rees to approve the annexation request for property located at 755 West State Road 198 for further study.

SECONDED BY: Councilperson Seth Sorensen.

VOTE: All Affirmative (5-0).

8. APPROVE MARVIN LIMB ANNEXATION REQUEST FOR PROPERTY LOCATED AT 10905 SOUTH 1600 WEST

The mayor stated this annexation was discussed in work session, it doesn't meet the requirements for annexation. Attorney Junior Baker said it should be denied for further study until it does meet those requirements.

MOTION BY: Councilperson Seth Sorensen to deny the annexation request for property located at 10905 South 1600 West because it does not comply with annexation requirements.

SECONDED BY: Councilperson Sterling Rees.

VOTE: All Affirmative (5-0).

9. APPROVE ROADS DEPARTMENT SHOP

Mayor Christensen stated they have budgeted to build a roads department shop. Jeff Nielson mentioned there is \$200,000 budgeted for this building.

MOTION BY: Councilperson Delys Snyder to approve the roads department shop bid for Western Steel Buildings.

SECONDED BY: Councilperson Howard Chuntz.

VOTE: All Affirmative (5-0).

10. APPROVE CITY RECORDER AND CITY TREASURER TO SET UP AND ADMINISTER CREDIT CARD ACCOUNT AT ALTA BANK

Jeff mentioned the city credit card is still with Banner Bank, the previous owner of the bank. They would like to get the credit card from Alta Bank. This can be set up when they show council approval for Tammy Beck, the city treasurer, and himself to be the administrators of the card for the city.

MOTION BY: Councilperson Howard Chuntz to approve the City Recorder and City Treasurer to set up and administer a credit card account at Alta Bank.

SECONDED BY: Councilperson Delys Snyder.

VOTE: All Affirmative (5-0).

11. APPROVE ALLRED JACKSON AUDIT PROPOSAL

Mayor Christensen stated Allred Jackson have given us a bid proposal to continue doing the city audits. He asked if there were any questions. Jeff mentioned the proposal is for the next 5 years.

MOTION BY: Councilperson Seth Sorensen to approve the Allred Jackson audit proposal.

SECONDED BY: Councilperson Sterling Rees.

VOTE: All Affirmative (5-0).

12. APPROVE MINUTES OF FEBRUARY 5, 2020

MOTION BY: Councilperson Delys Snyder to approve the minutes of February 5, 2020.

SECONDED BY: Councilperson Tim DeGraw.

VOTE: All Affirmative (5-0).

13. APPROVE BILLS FOR PAYMENT

AMOUNT: \$604,315.17

MOTION BY: Councilperson Seth Sorensen to approve the bills for payment.

SECONDED BY: Councilperson Howard Chuntz.

VOTE: All Affirmative (5-0).

14. CHIEF BRAD JAMES, PUBLIC SAFETY DIRECTOR

Lieutenant Greg Gurney stated Officer Nick Stones completed his second portion of training yesterday and should be done in April.

15. STEVE COX, BUILDING OFFICIAL DIRECTOR

Steve Cox was excused tonight.

16. ATTORNEY JUNIOR BAKER

Attorney Baker did not have anything to report tonight.

17. JEFFREY NIELSON, CITY FINANCE DIRECTOR/CITY RECORDER

Jeff Nielson stated Allison Taylor is taking a position at the wastewater treatment plant, so her position at the city office has been posted. The job is doing accounts payable, working at the front desk, and doing the minutes for council meetings. If anyone knows of someone applications are available at the city office. He mentioned budgets will be due on March 13, 2020 from the department directors. He asked the council to go over the budgets with them so they can get them turned into him, and they can start the process for the next budget.

18. MATT MARZIALE, RECREATION/PUBLIC WORKS DIRECTOR

Matt was excused earlier in the meeting.

19. TED BARNETT, ELECTRICAL DIRECTOR

Ted Barnett did not have anything to report tonight.

20. BRUCE WARD, ENGINEERING

Bruce did not have anything to report tonight.

COUNCIL REPORTS

21. MAYOR KURT CHRISTENSEN

Mayor Christensen stated he and Bruce met with some of the neighbors on 600 North to get some input on the road south of the Hess property. They strongly objected to having the road go through. He said with the new middle school going in that road needs to be open and with the city purchasing the Hess property we have the opportunity to repair and widen the road. Councilperson DeGraw asked why the road was cut off. Bruce replied that a previous council had a verbal agreement with the people on 600 North when the subdivision was built to the east that the road would remain closed. He said the road should not be open unless it was widened and repairs made. The mayor said they will try to meet with the neighbors again.

22. COUNCILPERSON STERLING REES

Councilperson Rees mentioned he and the mayor will be attending the American Public Power Association legislative rally in Washington D.C next week.

23. COUNCILPERSON SETH SORENSEN

Councilperson Sorensen reported in recreation they are wrapping up adult and youth basketball. They are getting ready for outdoor spring sports.

24. COUNCILPERSON HOWARD CHUNTZ

Councilperson Chuntz did not have anything to report tonight. Bruce mentioned there will be a Mt. Nebo meeting held on Monday.

25. COUNCILPERSON DELYS SNYDER

Councilperson Snyder said the senior dinners are going really well. She commented the library had 300 people attend take your child to the library day. They had to do 2 sessions with the wild creatures. In March the library will celebrate Utah women being some of the first to vote in the America.

26. COUNCILPERSON TIM DEGRAW

Councilperson DeGraw stated he had a chance to visit the new sewer plan. He was impressed by the design, the efficiency, and the staff. He said it is a first rate facility and the neighboring cities will be jealous. It was money well spent. He mentioned he is planning to attend the banquet at USU with the youth council.

Mayor Christensen stated Spanish Fork will be building a new sewer plant for \$121 million and Provo's new plant is going to cost about \$250 million. Bruce mentioned when the weather warms up there will be an open house held for the public. Councilperson Snyder asked if there will still be an RV dump available for residents. Mayor Christensen replied there will be. Bruce advised they are in the process of decommissioning the lagoons and unfortunately there is more smell than usual. They are working on ways to cut down on the smell but it could continue.

ADJOURN CITY COUNCIL MEETING

MOTION BY: Councilperson Delys Snyder to adjourn council meeting.

SECONDED BY: Councilperson Howard Chuntz.

VOTE: All Affirmative (5-0).

MEETING ADJOURNED AT: 8:19 p.m.

Jeffrey Nielson, City Recorder