

Minutes of the Salem City Council Meeting held on July 19, 2017 in the Salem City Council Chambers.

**Work Session:** 6:00 p.m.

## **1. AGENDA ITEM DISCUSSION**

Mayor Brailsford stated that it had been recommended to not take comments on items a, b, and c on the public hearing tonight since there had been a decision to table these items until a meeting could be held with the city council and Planning and Zoning. The mayor felt like if people had taken the time to come to the meeting he was willing to let them speak. It was decided to take comments before the public hearing was opened.

The mayor stated that Danny Higginson should be at the meeting to talk about the Southam water agreement. Jeff Nielson handed out the latest water agreement with all the changes that had been made.

Bruce Ward reported on the Jeff Anderson zone change request. The property belonged to Wally Christensen. The current zoning is A-1 and he would like it changed to R-15. The zone change will fit in with the general plan for low density.

Bruce stated that he has worked with Councilperson Soren Christensen and Attorney Junior Baker on the wording of the ordinances requiring businesses in the A-1 zone to have a site plan review and amending the Salem City Municipal Code with respect to installation of curb and gutter improvements to make it clear traditional agriculture will not be affected.

Bruce reported on the Howard Chuntz agreement, we will pay half because we are requesting the special trail that fits in with our master plan.

Bruce asked the council for direction on the RV dump at the new wastewater treatment plant. Councilperson Aaron Cloward stated he would work with Bruce on the RV dump.

**MEETING CONVENED AT:** 7:00 p.m.

**CONDUCTING:** Mayor Randy A. Brailsford

### **COUNCIL PRESENT:**

Mayor Randy A. Brailsford  
Councilperson Cristy Simons  
Councilperson Aaron Cloward  
Councilperson Soren Christensen  
Councilperson Sterling Rees, Excused  
Councilperson Craig Warren

### **STAFF PRESENT:**

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

### **OTHERS PRESENT**

Howard Chuntz, Wayne Pace, Greg Christensen, Dave Priest, DeVere Anderson, Jeff Anderson, Stephenie Rasmussen, Bright Rasmussen, Janie Christensen, Janice Carson, Tara Davis, Raul Carson, Kurt Christensen

### **1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE**

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

### **2. INVITATION TO SAY PLEDGE OF ALLEGIANCE**

A scout, Bright Rasmussen, 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**

**MOTION BY:** Councilperson Craig Warren to table items a, b, and c on the public hearing until the September 6, 2017 council meeting.

**SECONDED BY:** Councilperson Aaron Cloward.

**VOTE:** All Affirmative (4-0).

Mayor Brailsford stated that we are still in the process of creating this overlay zone and there will be a combine work session with Planning and Zoning to discuss this new zone. He stated that since it had been put on the public hearing that if any citizens had comments he would let them speak although no decision will be made tonight.

Raul Carson stated that they are still farming their land and have no interest in selling any of their land at this time. He stated that they will let the city know if they have any interest in selling in the future. The mayor stated that the public hearing for this issue would be continued to the September 6, 2017 meeting, if the Carson family would like to attend that meeting. Janice Carson asked if they needed to come to that meeting. Mayor Brailsford stated that they did not need to come back. Jeff Nielson stated that it would be good for them to come back so that their concerns were on the public record.

(to open)

**MOTION BY:** Councilperson Aaron Cloward to open the public meeting for items d, e and f.

**SECONDED BY:** Councilperson Craig Warren.

**VOTE:** All Affirmative (4-0).

#### **a. Ordinance Creating an Overlay Zone for Senior Housing**

#### **b. Vic Arnold / Peterson Estates – 1300 North 800 East**

##### **i. General Plan Amendment from Regional Commercial, Medium Density Residential & Mixed Use to Medium Density Residential**

##### **ii. Zone Change from R-15 to C-1 and R-5 with the Senior Overlay**

- c. **Chet Thomas / Brent Moser – Salem Meadows, Approximately 1500 S. Loafer Canyon Road**
  - i. **General Plan Amendment form Low Density to Medium Density**
  - ii. **Zone Change from R-15 to R-5 with the Senior Housing Overlay**
- d. **Jeff Anderson / Walley Christensen Family**
  - i. **Zone Change on Approximately 75 Acres of Property Located at Woodland Hills Dr. and 11200 South from A-1 to R-15**

Jeff Anderson stated that he is the applicant for this zone change, he feels this is an appropriate concept plan and encourages the zone change. He will be purchasing 65 acres and the property owners that neighbor this property would also like to be included in the zone change. Councilperson Soren Christensen asked if the purchase of the property was contingent on the zone change, Jeff stated that it was. Bruce stated that the Olsens have asked to have their property included, and it has been recommended by Planning and Zoning to approve the zone change. Jeff stated this would change the whole block to an R-15 zone.

- e. **Ordinance Requiring Businesses in the A-1 Zone to have a Site Plan Review**

Bruce stated this is an amendment to the A-1 zone for site plan before a business permit or building permit is issued. Traditional agriculture will be exempt from this ordinance.

- f. **Ordinance Amending the Salem City Municipal Code with Respect to Installation of Curb & Gutter Improvements**

Bruce reported that this ordinance is for commercial agricultural businesses. It is not required for traditional agricultural. This was discussed in last meeting and it has been changed to make it clear that we are not going after traditional agriculture. This is not retroactive.

Bruce reported that Planning and Zoning recommended to approve these ordinances.

**(to close)**

**MOTION BY:** Councilperson Craig Warren to close the public hearing on items d, e and f.

**SECONDED BY:** Councilperson Cristy Simons.

**VOTE:** All Affirmative (4-0).

**MOTION BY:** Councilperson Soren Christensen to approve zone change on approximately 75 acres of property located at Woodland Hills Dr. and 11200 South from A-1 to R-15.

**SECONDED BY:** Councilperson Aaron Cloward.

**VOTE:** All Affirmative (4-0).

**MOTION BY:** Councilperson Aaron Cloward to approve the ordinance requiring businesses in the A-1 Zone to have a Site Plan Review.

**SECONDED BY:** Councilperson Soren Christensen.

**VOTE:** All Affirmative (4-0).

**MOTION BY:** Councilperson Craig Warren to approve ordinance amending the Salem City Municipal Code with respect to installation of curb & gutter improvements.

**SECONDED BY:** Councilperson Soren Christensen.

**VOTE:** All Affirmative (4-0).

#### **4. APPROVE HOWARD CHUNTZ AGREEMENT**

**MOTION BY:** Councilperson Aaron Cloward to approve the sidewalk agreement with Howard Chuntz.

**SECONDED BY:** Councilperson Cristy Simons.

**VOTE:** All Affirmative (4-0).

#### **5. APPROVE SOUTHAM WATER AGREEMENT**

Danny Higginson stated that he believes all of the concerns have been addressed. He would like to see the agreement wrapped up by next week. They would like to have a meeting to go over the language in the agreement.

**MOTION BY:** Councilperson Craig Warren to table the Southam water agreement until the council meeting held on August 2, 2017.

**SECONDED BY:** Councilperson Aaron Cloward.

**VOTE:** All Affirmative (4-0).

#### **6. APPROVE MINUTES OF JULY 5, 2017**

**MOTION BY:** Councilperson Soren Christensen to approve the minutes of July 5, 2017.

**SECONDED BY:** Councilperson Craig Warren.

**VOTE:** All Affirmative (4-0).

#### **7. APPROVE BILLS FOR PAYMENT**

**AMOUNT:** \$456,713.46

**MOTION BY:** Councilperson Cristy Simons to approve the bills for payment.

**SECONDED BY:** Councilperson Aaron Cloward.

**VOTE:** All Affirmative (4-0).

## **8. YOUTH COUNCIL**

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

## **9. CHIEF BRAD JAMES, PUBLIC SAFETY DIRECTOR**

Chief Brad James and Bruce Ward reported that our city experienced a 100-year storm this afternoon. There was flooding throughout the city. As the rain was coming down the public works and public safety were maxed out. There were at least 4 homes with major damage, and it is unknown how many homes had minimum to moderate damage. One person was injured when a window broke out. The police department was also flooded. Chief James gave a lot of credit to Jeff, Heather and Stacy for managing that. The flooding made the news. There was only the one major injury. Bruce stated that from a utility standpoint everything was good. Everything was fine at the Maple Canyon Well, the springs have been visually inspected, and the water system is doing well. The sewer system headworks overflowed, the good thing is we had built up the berm because of the rain this past winter so it did not spill into the ditch. We did have to report it, because it did overtop the headworks. We measured an inch to an inch and a half and that fell in approximately 30 minutes. The crews did a great job. Mayor Brailsford thanked the crews for going to the most unsafe areas and helping those that were hurt the most. Chief James stated that the old city shop gates had been left open if anyone needed to go get more sandbags. The mayor asked Chief James to have officers watch the manhole covers as they were driving, some of them had lifted off from the storm and he wanted to make sure they were on tightly. Chief James stated that everyone had worked well together, but if we lose cell phone service we are in trouble. Mayor Brailsford stated that he would like workers to check where we have had sink hole problems in the next 72 hours, he is concerned that there could be damage there. Bruce reported that the cemetery had wind damage. They would hold off setting any head stones until everything had settled. There was a small power outage on 100 East. Chief James stated that he had been in contact with Fire Chief James Ealey concerning fireworks, they feel like the restrictions they have are good. He encourages citizens to be careful. He had a red alert on firework restrictions put on the webpage. He stated that with the city celebration coming up, he is concerned with the throwing of candy from vehicles. There was a tragic accident at the Nephi parade, and he believes it is a bad idea to have candy thrown from vehicles. He recommends not to do it. Councilperson Soren Christensen stated that the council needed to decide what to do with the Chief's recommendation, if they are for or against it. It was decided to have a committee to come up with a comprise, so that everyone will know what is permitted. Councilperson Craig Warren volunteered to be part of the committee.

## **10. DAVE JOHNSON, BUILDING OFFICIAL DIRECTOR**

Dave Johnson did not have anything to report tonight.

## **11. ATTORNEY JUNIOR BAKER**

Attorney Junior Baker was excused tonight.

**12. JEFFREY NIELSON, CITY FINANCE DIRECTOR/CITY RECORDER**

Jeff Nielson stated that he would get the budget out to the council tomorrow. If there are any questions on it let him know. He feels good about the way the it turned out. He stated that we did have flooding in the basement, it has been cleaned up and fans are going to dry it out.

**13. MATT MARZIALE, RECREATION/PUBLIC WORKS DIRECTOR**

Matt Marziale was excused tonight.

**14. CLARK CROOK, ELECTRICAL DIRECTOR**

Clark Crook reported a minor power outage on 100 East. He does not know if it was caused by the wind or a lightning strike. He stated that he had a concerned call about Nebo Peaks there was flooding there and it collected in the lower area where the sectionalizers are. That turned out to be ok. He was also concerned about the Loafer Substation, that road turns into a river and the canyon received a lot of water, but it was alright.

**15. BRUCE WARD, ENGINEERING**

Bruce reported in work session.

**16. WADE REYNOLDS, STORM DRAIN/SAFETY COORDINATOR**

Wade Reynolds was excused tonight.

**COUNCIL REPORTS**

**17. MAYOR RANDY BRAILSFORD**

Mayor Brailsford did not have anything to report tonight.

**18. COUNCILPERSON STERLING REES**

Councilperson Sterling Rees was excused tonight.

**19. COUNCILPERSON CRISTY SIMONS**

Councilperson Cristy Simons stated that the library programs are still going strong. The red hat society will be spearheading the library auction at Salem Day's. The summer concerts are going well and there was a great turn out at the last concert. She stated we are having people reach out to us on the concerts. She has been working with Chief James and Matt Marziale on the plan for the next concert. She will bring that plan to the next council meeting, to show them all that is involved. Mayor Brailsford thanked her for the great job she has done with the summer concerts

## **20. COUNCILPERSON SOREN CHRISTENSEN**

Councilperson Soren Christensen asked residents to please turn off their sprinklers after all the rain we received today. Bruce stated that he saw sprinklers on during the down pour. Councilperson Christensen stated that the PI usage is through the roof in part because we have added one additional day of watering and it has been so hot and dry. He stated that this was a good water year but conservation remains important. He commented that the pond looks disgusting at the head. Bruce stated that he had not gotten the results from the test yet. Councilperson Christensen suggested doing another test before Salem Days. He asked for an update on the PI meters. Bruce stated that we should be an answer back about the grant soon. Councilperson stated he would like to thank Matt Marziale and Jen Wright for bringing the senior citizen program to Salem. He attended the luncheon and Jen has done a wonderful job. He is very happy to see us do this in our town.

## **21. COUNCILPERSON AARON CLOWARD**

Councilperson Aaron Cloward did not have anything to report tonight.

## **22. COUNCILPERSON CRAIG WARREN**

Councilperson Craig Warren did not have anything to report tonight.

## **ADJOURN CITY COUNCIL MEETING**

**MOTION BY:** Councilperson Soren Christensen to adjourn council meeting.

**SECONDED BY:** Councilperson Cristy Simons.

**VOTE:** All Affirmative (4-0).

**MEETING ADJOURNED AT:** 7:45 p.m.

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Jeffrey Nielson, City Recorder