

Minutes of the Salem City Council Meeting held on June 17, 2020 in the Salem City Council Chambers.

**Work Session: 5:00 p.m.**

## **1. PI/WATER RATE DISCUSSION**

Johnathon Ward with Zions Bank came to talk about the rates and impact fees for water and PI. He went over the different scenarios for if you wanted to change the rates verses keeping them as is and how that would affect how much you would need to bond for the PI meter project. Bruce Ward thinks it's good to have a little increase overtime and Mayor Christensen thinks we should do a \$0.75 per month increase. Councilperson Delys Snyder mentioned she would want smaller increases overtime because she feels retirees struggle with the bigger changes all at once.

The PI metering plan is in progress and will affect rates. We are beginning to install meters and discussed when we would start testing and creating a rate structure that focuses on usage. If people are being responsible with their water, their rate could decrease. A rate increase is necessary by 2021, and even with rate increases, the bonding capacity is limited. Jonathon Ward is presenting 3 options.

Option A is to increase 25% the first year, Increase 3% the following year, and a \$1.5 million bond in 2021.

Option B is to Increase 82% the first year, no increase thereafter, and no additional bonding.

Option C is to Increase 15% the first year, increase 15% the following year, and a \$1.5 million bond in 2021.

Option B is more of a band aid option if you want to pay for it up front and not borrow money. Mayor Christensen likes option C and Councilperson Howard Chuntz said it makes the most sense.

It was asked how Springville is so inexpensive and it's because they only have half of a PI system but a lot of springs which is easy drinking access.

The impact fee planning process is to assess, and forecast growth within a ten year planning period. In the master plan, it would state that we'd have to have one tank and two wells within the 10 years.

Bruce Ward feels that we've been undercharging, and stated that we've been putting in meters for about 3 or 4 years now. He said the fee is a flat rate.

Jeff Nielson said the next step is the bonding. It's going to happen next month, closing in August, and that's the 2 million bond for the meters. The paper invites everyone to come to the next meeting to discuss what they like or don't like about the rates increasing. He suggested that Johnathon Ward from Zion's Bank should come to help explain to the residents what's happening. The Council likes option C.

## **2. AMENDED BUDGET FOR FY 2020 DISCUSSION**

Jeff Nielson went through the general budget and explained that with our sales tax we had a great year. We will probably start seeing effects of Covid-19 this month. He said that building permits are very busy and Steve is going to need help so we need to plan for that expense. Steve Cox said normally we do 11 new homes a month and this month we did 28. The total homes last year was 118 and so far this year we're already at 59.

## **3. BOYD BROWN-MASTER PLAN PROJECT NORTH/WEST AREA**

Boyd Brown came to introduce the Master Plan Project for the North/West area and give us the chance to think about it and get familiar with it. Councilperson Delys Snyder asked what an urban house was and how it's different from a town home. Urban homes are three stories high with a garage underground. They are a little smaller than townhomes which helps on affordability. Delys mentioned how she has a hard time with such heavy density but the cities find that the density does help with impact fees. Councilperson Howard Chuntz asked how many rooftops it would be. It will be 2400 spread out over about a 20 year period. Mayor Christensen said as a general plan we don't want the growth but it's going to happen and this is the place for it. It was also mentioned that having these homes won't add traffic because they won't be going through town due to them being close to the freeway.

## **4. AGENDA ITEM DISCUSSION**

Matt Marziale said there is \$8,000.00 set aside in the budget for a snow plow, but the need is bigger for a bagger mower for the cemetery.

Bruce Ward shared that we have never bought a new GPS receiver, that we have always used Spanish Fork's old ones. We have a high need for one due to constantly using them. He stated we always set money aside in the budget for it but have never actually bought one. The GPS we are using is on its last leg and we really need one now. Mayor Christensen is in favor.

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

**CONDUCTING:** Mayor Kurt L Christensen

**COUNCIL PRESENT:**

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

**STAFF PRESENT:**

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

**OTHERS PRESENT**

Keith Lyman, Garrett Seely, Randy Young, William Burk, Travis Wilson, Amy Wilson, Darrell Smith, Janae Oveson, Dave Oveson, Kelly Swenson, Eric Swenson, Jim Simons, Mike Hatch, Jerry Hatch, Heath Johnston, Susan Palmer, Mark Warren, Brenda Warren, Ben Burk, Julie Smith, Alison Chuntz, Brant Tuttle, Boyd Brown, Mckenzie Graham, Rachel Weber, Anna Nye, Tiffany Gunnell, Whitney Gunnell, Addison Chambers, Paul Burgon.

**1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE**

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

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

Julie Smith invited those who wish to participate, to stand and say the pledge of allegiance. She then led the pledge of allegiance for those who wanted to participate.

**3. MISS SALEM INTRODUCTION- RACHEL WEBER**

Miss Salem (Rachel Weber) introduced herself and her attendants Mckenzie Graham, Anna Nye, Whitney Gunnell, Addison Chambers, and Tiffany Gunnell. We congratulated them and are glad they are serving Salem.

#### **4. PUBLIC HEARING (To Open)**

**MOTION TO OPEN THE PUBLIC HEARING BY:** Councilperson Sterling Rees to open the public hearing.

**SECONDED BY:** Councilperson Howard Chuntz

**VOTE:** All Affirmative (5-0).

##### **a. M Davis Annexation Located at 33 East 10000 South**

Mayor Christensen stated that the Council will not be making any decisions tonight, because we have had written protest on this, and so it will need to go to the county boundary commission. But we will listen to the resident's tonight who have come to the public hearing.

Amy Wilson, a Salem resident of 6 years, stated that you must have 5-1/4 acres to build in the county and that's why they moved here. There is no shoulder or sidewalks on their road, so she is already concerned about the middle school and the traffic.

Travis Wilson came to voice his concerns about this area. He moved here for the farming and feels that this area is one of the last areas that is considered farming lands. He doesn't want the City to trade that for high density homes. He wants the zoning to stay how it is. He said hundreds of people walk that block for the open fields and greenery. He doesn't want to expand in this area.

Kelly Swenson mentioned people like Salem for the open space, but every chance we get to expand, she feels it's taken quickly and the development starts. She stated the vast majority come to Salem and stay in Salem because of the open space and the big green fields. People park on this street because it's not congested. Salem is one of the last gems on the Wasatch Fronts so we need to be careful and try to keep it this way.

Mark Warren shared that he lives right next to the Davis property. He moved here to farm a little bit and the main concern is that when he's out bailing hay at 2 in the morning or when the cows get out what will those new people do? He would like to keep and be able to preserve that area with the cows next to him.

Eric Swenson lives further east up the street and said when his horses get out, the neighbors are understanding and help each other out. He worries if the other people are going to be okay with that. He feels that those who want to change the zoning or develop the land needs to prove how it is going to benefit the city and make life better for all the residents of the city. Eric and the council had a conversation talking about the many different reasons why people would want to sell the land verses keeping it. Some people want to sell it for their kids so they can better their lives, some would keep it to raise their kids on it and teach them farming. A lot of people would love to be farmers and own land but it is very expensive making it so people can't afford it. Councilperson Sterling Rees reminded us that the land owners come to the city when wanting to annex, the city doesn't go out asking people if they'd like

to come to the city. People have that right to come in and request a change on the zoning. Eric hopes his right in wanting to keep the agricultural feel is just as important as the peoples' that want to change and develop it.

Kyle Parkin on zoom said he thinks there shouldn't be an "I have to give up my rights so other people can have what they want". The people that originally bought a lot of property shouldn't feel like they have to give it up either.

Dave Oveson spoke and said we could chase the growth and make a ton of money but we could also just put one or two houses per acre and keep it transparent, smaller, and less busy than other cities.

Brant Tuttle doesn't have a problem of the annexation but there is lack of communication and feels he doesn't know what it going on. They didn't know about the school going in across the street. He asked how the annexation is going to affect them in the future. He doesn't want to have to give up everything. There were ten people that were willing to buy that property for what it was worth, to keep it how it is and let their kids grow up on it and better them on there also. If and when it is annexed he's nervous but he wants communication and to know what's going on. He wants to do change in a way that involves everyone and listens to everyone.

Kyle Parkin wants to make another comment saying he is also concerned about his wells. What happens to them if other people come in?  
Mayor Christensen stated that everyone will still have their wells and that won't be a problem. He told us the city when annexing, is not trying to make money.

**b. Garret Seeley – Vacating City Right of Way**

Bruce Ward stated during the May 20th council meeting, the council approved Garrett Sealey subdivision – Woodland View Plat (By UCCU). Garrett has agreed to extend the improvements on 300 East road, in exchange for some city right a way within his subdivision. Garrett will still meet all of the subdivision requirements for his streets. This is requiring a public hearing where we are giving away city property (right of way).

Mayor Christensen asked if there were any comments. There were no comments.

**c. Fieldstone Zone Change on Property Located at Approx 1200 North SR 198 from R-15 to R-8**

Fieldstone was not ready and asked this item to withdrawn from the agenda and said they will be back in the future. The item was also withdrawn from Planning and Zonings public hearing.

d. **Resolution Authorizing Inter Fund Loan for Woodland Hills Drive Trail, Sewer Fund to General Fund**

May 20th the council approved to have the trail system on Woodland Hills drive built. When we received the bids, it was recommended that the funding for the project the city would do an inter fund loan from the Sewer Fund. The Sewer Fund will loan the General Fund the money to do the project. Because we are doing a loan, a public hearing is required. The cost of the project is \$320,015 and we have money set aside in Capital Improvements for \$63,898. The balance of \$256,117 that we need. The general fund would pay back the sewer fund over the next 7 years with an interest rate of 1.43%.

Mayor Christensen asked if there were any comments. There were no comments.

e. **AMENDED BUDGET FOR FY 2020**

We are amending the budget for FY 2020 to match what has actually happened during the year, versus what we budgeted for. Jeff Nielson went over the amended budget for the public and council. Stating the sales tax for this year was up from what we budgeted for, along with construction with building permits. He went over the remaining of the budget.

Mayor Christensen asked if there were any comments. There were no comments.

**MOTION TO CLOSE THE PUBLIC HEARING BY:** Councilperson Seth Sorensen to close the public hearing.

**SECONDED BY:** Councilperson Delys Snyder

**VOTE:** All Affirmative (5-0).

Mayor Christensen asked for a motion on item b, vacating city right of way.

**MOTION BY:** Councilperson Howard Chuntz to approve the vacating of city right of way.

**SECONDED BY:** Councilperson Seth Sorensen

**VOTE:** All Affirmative (5-0).

Mayor Christensen ask for a motion on item d, for the interfund loan.

**MOTION BY:** Councilperson Seth Sorensen to approve Resolution 61720 Authorizing Inter Fund Loan for Woodland Hills Drive Trail, Sewer Fund to General Fund

**SECONDED BY:** Councilperson Delys Snyder

**VOTE:** All Affirmative (5-0).

Mayor Christensen ask for a motion on item e, amending the budget for FY 2020.

**MOTION BY:** Councilperson Sterling Rees to approve the amended budget for FY 2020 as it was presented to the council.

**SECONDED BY:** Councilperson Howard Chuntz

**VOTE:** All Affirmative (5-0).

## 5. YOUTH COUNCIL

There was not a representative from the Youth Council present tonight.

## 6. SF / SALEM CHAMBER

There was not a representative from the chamber present tonight.

## 7. APPROVE PLANNING AND ZONING COMMISSION MEMBER- JAMES SIMONS

Mayor Christensen introduced Jim Simons and him stand up. He stated that he has asked Jim to be on the Planning and Zoning.

**MOTION BY:** Councilperson Seth Sorensen to approve James Simons to be on the Planning and Zoning Commission.

**SECONDED BY:** Councilperson Delys Snyder

**VOTE:** All Affirmative (5-0).

## 8. MIKE HATCH –Approve Preliminary Plat of Summer Springs Subdivision Located at 1500 North 770 West

Mike Hatch is here and says we will be paying in cash \$52,276.20 for city to use in other locations. He stated the roads will be private and handled by HOA. One of the issues was an existing home that will be facing the opisite direction than the other homes in the subdivision. Mike stated he had an architect come in and updated the home to closely match what's inside. He stated there will be 100 townhomes and 20 single family homes. The minimum lot size is 5500 sq. foot. Mike went over the amenities and felt the people that move in will appreciate these amenities and they will last. The excess money will be used for the arrowhead trails homes. Councilperson Delys Snyder said that will make a good community.

**MOTION BY:** Councilperson Delys Snyder to approve the Preliminary Plat of Summer Springs Subdivision Located at 1500 North 770 West.

**SECONDED BY:** Councilperson Howard Chuntz

**VOTE:** All Affirmative (5-0).

**9. RIDGEPOINT MANAGEMENT – APPROVE PRELIMINARY PLAT FOR ARROWHEAD SPRINGS MASTER PLAN DEVELOPMENT WITH DEVELOPMENT AGREEMENT**

In the plan there are 1,478 homes, 280 acres, with the park having 273 acres. There will be a combination of single family, 55 and older, and 4plex homes for seniors. There's also apartments with elevators, and many amenities. The park consists of ball fields, splash pads, a running track, soccer fields, a sledding hill with a slide that goes down, 700 parking stalls, and 4 outdoor bathrooms. In the 55 and older there are two club houses with several swimming pools and lots of open space. There will be at least  $\frac{3}{4}$  of an acre for the police/ambulance that are adjacent for the trails. The council was given the option to change out things in the park if they wanted. For utilities we'll need a substation and can provide our own power by doing that.

Bruce Ward said the public should understand this has been going on for two years now and has had lots of thought put into the plans. The development requires utilities to be there. Councilperson Howard Chuntz wants to say that he wants the development to go forward and he appreciates the edits but he doesn't want baseball fields and he wants to wait until residents say we have a need for them. Councilperson Seth Sorensen said we are utilizing all fields and we do need them, especially since we are growing. He feels they are a necessity. Councilperson Tim Degraw said that there is an availability issue with the fields in Salem and the survey was towards an older generation and not completely accurate. Mayor Christensen sees more than "baseball" fields and thinks it's a great asset that we need. Councilperson Delys Snyder said our issues are more about the design than the development.

Councilperson Howard Chuntz would like to note his concerns about how we are proceeding with the approval of the Arrowhead Springs MPD. He wants this development to proceed and appreciates the change made in the agreement to allow the council to modify or substitute amenities in the park at a later date. But the agreement does specify building 5 baseball fields despite the fact that the great majority of respondents to the Mayor's survey did not want more baseball fields. He would prefer we remove the baseball fields language from the agreement until we have an accurate determination that our residents actually do or don't want more of these fields. He cannot, in good conscience, vote to approve an agreement that ignores the only public feedback we have on the issue.

**MOTION BY:** Councilperson Seth Sorensen to approve Ridgepoint Management – Preliminary Plat for Arrowhead Springs Master Plan Development With Development Agreement

**SECONDED BY:** Councilperson Sterling Rees

**VOTE:** Councilperson Seth Sorensen; Aye, Councilperson Sterling Rees; Aye, Councilperson Delys Snyder; Aye, Councilperson Tim Degraw; Aye, Councilperson Howard Chuntz; Nay (4 Ayes, 1 Nay)

## **10. APPROVE FLOOD DAMAGE PREVENTION ORDINANCE**

The city will adopt ordinance and flood zone maps. They provided a draft ordinance. We identified what it would apply for Salem Pond and Deer Creek Run. Councilperson Tim Degraw asked when seeing 3 or 4 days of heavy rain that it looks like it's going to overflow. He wants to look into protecting people on the West side. Matt Marziale mentioned that we own the little alfalfa section and he needs to talk to Bruce Ward to layout a design on what to do with the whole area. Bruce said it's designed to pass through heavy rain storms.

**MOTION BY:** Councilperson Tim Degraw to approve the ordinance for flood damage prevention.

**SECONDED BY:** Councilperson Sterling Rees

**VOTE:** All Affirmative (5-0).

## **11. APPROVE RESOLUTION TO APPROVE CERTIFIED TAX RATE**

Jeff Nielson talked about the certified tax rate and how the state sets the tax rate. Each year after we have approved the budget the tax rate is then set by the state. Because of this we have a resolution to approve our certified tax rate. If we decide to change our tax rate from what the state allows, if we go higher then we need to do a truth in taxation.

**MOTION BY:** Councilperson Seth Sorensen to approve the resolution for the certified tax rate.

**SECONDED BY:** Councilperson Delys Snyder

**VOTE:** All Affirmative (5-0).

## **12. APPROVE LAWN MOWER FOR CEMETERY**

Matt Marziale asked that the City Council approves the purchase of a bagged lawn mower for the cemetery. Matt had three bids for the lawnmower. The lowest bid was from Duff Shelly in the amount of \$17,650. Jeff Nielson stated that this item was part of the amended budget, so there are funds available for it.

**MOTION BY:** Councilperson Delys Snyder to approve the lawnmower in the amount of \$17,650.

**SECONDED BY:** Councilperson Seth Sorensen

**VOTE:** All Affirmative (5-0).

### **13. APPROVE FEE SCHEDULE FOR FY 2021**

Jeff Nielson went over the fee schedule for FY 2021. There were not many changes, but the recommended changes were, the ADU application is \$300.00, The Annexation county fee that's paid to the city is \$200.

**MOTION BY:** Councilperson Howard Chuntz to approve the fee schedule for FY 2021.

**SECONDED BY:** Councilperson Tim Degraw

**VOTE:** All Affirmative (5-0).

### **14. APPROVE FRAUD ASSESSMENT**

Jeff Nielson stated the State Auditors came out with a self-evaluation to look and see what areas we can improve on. We will need to complete this evaluation every year. We need to be better at training. The biggest points are for separation of duties. Jeff explained that each of the office staff have different duties that a lot of eyes are reviewing. Councilperson Tim Degraw wants to know what the plan is and Jeff stated he wants to get a higher score when we do the questionnaire again next year.

**MOTION BY:** Councilperson Seth Sorensen to approve the fraud assessment for FY 2020

**SECONDED BY:** Councilperson Tim Degraw

**VOTE:** All Affirmative (5-0).

### **15. APPROVE ORDINANCE AMENDING TITLE 12, CHAPTER 1, OF THE SALEM CITY MUNICIPAL CODE RELATED TO STOP WORK ORDERS.**

Steve Cox stated as they were looking through the city code, it was noticed that there was nothing in place when a stop work order has been issued on a building. This is a Class C misdemeanor if violated.

**MOTION BY:** Councilperson Howard Chuntz to approve the ordinance amending title 12, chapter 1, of the Salem City Municipal Code Related to Stop Work Orders.

**SECONDED BY:** Councilperson Sterling Rees

**VOTE:** All Affirmative (5-0).

### **16. APPROVE PURCHASE GPS RECEIVER**

Bruce Ward is asking for the approval to purchase a new GPS Receiver. The one we have is outdated, and for the last several years we have put in the budget to get one, but each year it is taken out. Jeff Nielson explained that when we amended the budget, this item was put in the budget for purchase. So the funds are available. Bruce stated there are not a lot of

places to get the receiver that is compatible with our software. The cost of the receiver is \$31,899.50.

**MOTION BY:** Councilperson Delys Snyder to approve the GPS Receiver in the amount of \$31,899.50.

**SECONDED BY:** Councilperson Tim Degraw

**VOTE:** All Affirmative (5-0).

## **17. APPROVE AGREEMENT WITH CUWCD FOR WORK ON SALEM CANAL ROAD**

Bruce Ward stated this is an agreement with CUWCD to allow them to give the city some construction support. They will reimburse us up to \$50,000 on the work on Canal Road pipe line project.

**MOTION BY:** Councilperson Sterling Rees to approve the agreement with CUWCD.

**SECONDED BY:** Councilperson Seth Sorensen

**VOTE:** All Affirmative (5-0).

## **18. UTAH COUNTY CITIZEN REQUEST – OVESON, BURGON, PARKIN, MURDOCK, SWENSON**

Kelly Swenson read a statement she had prepared: *Thank you for the opportunity to be here and for your service—you have a difficult and thankless job. My name is Kelly Swenson, and I'm here to talk about BYU Farm area. I started a petition regarding the pending development we all know is coming—you're probably asking yourselves why I started this petition—what is this petition about if the developer hasn't even presented a plan? Let me answer that question for you. I'd first like to emphasize that this was only a petition, not a protest—it was not an accusation or argument against anyone, merely a way to gauge the feelings of the people.*

*At the previous city meeting I was impressed by what many of you asked repeatedly regarding a different development, "What do the people of Salem want?" I knew what I wanted for that land, but I wanted to ask the question, like you, what do the people of Salem want?*

*The response was overwhelming—with the only "publicity" for it on Facebook, I have over 3,200 signatures!*

*So what do the citizens of Salem want? While many commented on a desire to leave rural Salem rural, and I agree, I understand that option is not always possible or plausible—so we have to come together in a way that creates a beautiful space and preserves the values and rural feel of Salem.*

*My petition advocates for a mixed density community but with less density overall than the General Plan states—a range of lot sizes but a design that preserves open space. At the planning meetings for the General Plan, the people overwhelmingly expressed a desire to maintain the open/agricultural feel of Salem and keep it a bedroom community.*

*QUOTES FROM GENERAL PLAN:*

*“Public sentiment is to preserve the open spaces, agricultural land and open views and maintain the traditional small town feel.”*

*“Agricultural areas should be preserved, and the bulk of open space in Salem should be agricultural in nature.”*

*“Agricultural land contributes to the inherent qualities of openness, broad views, pastoral scenes and landscapes. These are highly valued qualities by the local residents and equally attractive to visitors. Language in the existing General Plan and city code support the protection of prime agricultural land.” On and on, it’s the same message.*

*There is also an expressed desire to minimize the negative aspects of growth—increased traffic, new developments that are out of character, and an increase in noise and busyness seen in many other emerging and established communities along the Wasatch Front. So you don’t really need me to come tell you what the people want, you already know. But think about this: How are you planning on preserving this open land if we overly develop the BYU property (and the Davis Ranch), the biggest open spaces left?*

*I know I’m early in this process—I don’t know how early and neither do you, but that’s the whole point. We want to make sure you are ready when it does come and to let you know from the very start what the people want, what you should insist on, and also let you know we will back you up when you insist on it. We’ve all seen what happens to communities that are 1 or 2 steps behind and how they end up, and I don’t think that’s what any of us want for Salem.*

*If a proposal comes in like one we all anticipate is coming, there are some concerning issues — what should we as a city and you as a city council be doing to provide direction to an applicant right now, before this all gets rolling?*

*One potential issue is that the General Plan has this area allocated for a density of 2-3 units per acre—what do those numbers really mean? 2-3 units per acre does not mean 1/2 or 1/3 acre lots—in developments 30-35% of land is roads, 15% for open space, that leaves only half an acre for homes. So 3 units per acre gives an average lot size of 1/6 or .16 of an acre—that could equal a lot of homes on a lot of tiny lots. This leads us to consider the next point: how many homes this could potentially be—if all 750 acres are developed at an average of 3 units/acre it is over 2,000 homes—Salem only has 2400 homes now! Even if only 500 acres are developed, we are still talking about 1500 homes.*

*I am not anti-development or anti-growth, but to preserve what we love about Salem we need to make sure we develop in right way, at the right time, with the right development in the right place....and consider the current quality of life for residents also with an eye to the future to preserve our culture and character. I am supportive of properly planned municipal expansion that is an orderly and well-planned community evolution, but growth in and of itself does not ensure you have a great community. Development in Salem is coming strong and fast—Bruce Ward, the city engineer, said there’s a dozen projects being built, 30 more in planning and 10 times that on fringe. If we aren’t careful how we plan and zone these developments, we can never go back—we need to put in the time and effort now to do it right.*

*What is the impact of a development of this size and scope—if approved, it would be one of the top 5 largest annexations/developments in the state! This isn't just big for Salem, it's big for ANYWHERE.*

*Road systems are inadequate in this area, there is no transportation corridor—think of the traffic headaches.*

*Our city recreation space is maxed out already—Matt Marziale said our current 64 acres of public space is not enough—if this development doesn't put in a minimum per capita of the same amount of WELL DONE/PLANNED public space we are robbing the current residents of their recreation space.*

*What is the long term financial impact?*

*Do we have a plan or solution to offset these negative impacts?*

*A smarter way to expand is to focus medium to higher density where the infrastructure already exists—that will draw commercial businesses while at the same time alleviating the cost of providing all new infrastructure. No one will deny there is a need for affordable housing, and there are large developments currently going in with medium to high density housing by already existing infrastructure, where it makes more sense. There is a right place for that, but jumping over into rural county land where there's no infrastructure does not make good sense for city planning or finances.*

*This massive development leapfrogs over a half mile of undeveloped county land, and on its own does not even touch the Salem city boundary—it has to include a list of non-petitioners to reach the city. It's basically a large swath of land connected by only one small strip. This is not a natural growth pattern for a city—Would Salem be better served to wait until more bordering properties want to incorporate and over time the infrastructure will grow at a more steady gradual pace, thus placing less of a strain on the city all at once?*

*I know it is the landowners that petition for annexation, but ultimately you have the final say in whether or not to annex, and annexation may or may NOT be the correct decision. Carefully consider the CITY'S interests in annexing (not investors or developers).*

*In regards to a potential master plan for the BYU Farm, is the city ready with a clear vision of what this space should be? What density? How much open space? The city ordinance requires 15% of the land be used as open space, but it also allows 5% of undevelopable land to*

*be included in that. For this development, we should require more than the bare minimum as well as not letting them count an unbuildable hillside as part of their open space. It's an easy out for them.*

*What is the best use of this land for the citizens? I think a quality mixed density development, beautifully planned and laid out, with clustered homes, a range of lot sizes from attached homes to larger lots to provide variety, with multiple park systems, trails connecting them and lots of natural open space. We can turn it into a beautifully planned community where people don't look at it as a temporary starter home, but as a place they want to come and stay.*

*So what is the right density? Probably less than 2-3 units per acre, but consider that question as you move forward—what density on this land will preserve all the things we talked about? And importantly—Do we really want that kind of density and population growth in Salem farthest away from the freeway?*

*The only guidelines in the city ordinances for mixed density developments are the lots must be 6000 ft, and houses a minimum of 1000 ft and less than 30 feet high and 15% open space. That's it—I know we aren't bound to do the bare minimum, but I think we can agree the bar is set pretty low. Right now there's very little direction for you in the city zoning and ordinances—the question is what does the GP mean for this development, How do you plan to interpret the vision for Salem into a real development plan for this area? Do we need time for our zoning ordinances to be enhanced? Possibly. Or do you feel confident that you and the planning and zoning commission have a clear vision of what this will look like and the quality it should be? If so, then that's great and we will support you in making that vision come to fruition.*

*We need to be sure whatever is developed there won't disproportionately affect the rest of the city? What is the future impact culturally, financially, structurally, resource wise, etc? These are questions with important answers that affect all of us.*

*The builder is driven to make the most profitable choices—it is often only about bodies not beautification. It's up to you to determine what the best use of this land is for the citizens, not what is most profitable for the developer. A land owner has property rights, but it isn't the city's job to maximize those rights and their profit.*

*When the builder comes, you want THEM to justify why doing 2-3 units per acre is more beneficial than the current zoning of 5 1/4 acres—but the General Plan for Salem gives them the out because its already there. Most likely the builder will come in at 4 units per acre—can you hold your ground at 2? Or even less if it is in the best interest of the city? What, in your mind, would justify the increase in density from 2 to 3 units per acre? or 1 to 2 units? What would the builder have to concede for that to be beneficial to the city?*

*You need to make them justify why more than 1 unit per acre is worthwhile for the city (not for them), and make them prove to you their plan is in harmony with the general plan and the quality of structures is what Salem wants. The burden of proof is on them. Often, cities let the builder dictate the plan, but we need to be better and stronger than that, by the city dictating to the builder what we expect to see in their plan.*

*I was happy to see in the city ordinance the statement that “the maximum density allowed in the comprehensive general plan ... will be summarily rejected. Applicants should not assume that maximum density, as allowed in the Comprehensive General Plan, can be obtained. Densities will be determined by the city, based on the overall quality of the project.” (Ordinance 14-12-020) This is a great statement and gives you, as the city council, power to make sure this is the right development. But how do we quantify what “quality” means?*

*They will try to convince you that the “overall quality” of their plan and product justifies the maximum density allowed, if not more. Because this will be a huge influx of dwellings that is historically more than Salem can fill, the builder will want to increase demand for their homes by decreasing the price, and that unfortunately often comes at the expense of quality. Salem deserves a quality product whether it is entry level, mid level or higher, that is consistent with the vision of Salem. It's not about big homes, or fancy homes, but it is about quality homes, with good construction and thoughtful design.*

*Another ordinance stated, “An application for a Master Planned Development shall meet the minimum requirements ... Guidelines are recommendations, but give the applicant and the City a starting point to negotiate a development agreement...” According to this, the guidelines are just a starting point for negotiations: what does that mean to you? Does that mean you will use this to negotiate for something better*

*for Salem... or that the developer can negotiate for something better for them? What in your minds is worth the trade of increasing density, or decreasing open space?*

*You have a tough job ahead of you—this will be a huge developer—you will get pressure from them, pressure from investors and possibly pressure from the county and state. Decide who Salem is and make it clear that you will stand firm to preserve that and represent the desires of the people.*

*They will make a sophisticated effort to put pressure on you, with colored renderings, landscape architects, and more “experts” all saying this will be quality and great — and they will make it look on paper like it is wonderful...and I hope it is, but if it’s not we are in full support of you doing what’s best for SALEM, and we expect you to. Their experts and presenters are paid to sell you on their plan, but the plan I think we all know is coming may be in conflict with the vision for Salem.*

*It would seem that anything more than 2 units/acre would have to be spectacular, but it may likely be they want a cookie cutter, knock it out as fast as possible, low quality development. Make them show you a plan option demonstrating how they will use the land in a way that shows deference to open space, rural agricultural living and quality.*

*When the developer presents you a plan, ask yourselves: What is our vision for Salem? What is the citizens vision? Does this plan highlight those values?*

*These 3200 signatories aren’t living across the street from this, they live miles away, but they care just as much and they are all counting on you. This petition isn’t so much about the particular details of the lot sizes and how many exactly here and there—they signed (and it’s clear in the comments) because they want to preserve what it is they love about Salem—that’s the message of this petition. There will be immense pressure on you, but all 3200 of us have your back to stand your ground and assure that this development preserves Salem’s character and feel and the values important to Salem’s citizens.*

*It’s great that so many people want to be involved—tell us how we can be involved in a positive way to help you in your decision making best represent the desires of the people and make sure Salem ends up with a great product.*

*In conclusion, do we need a General Plan amendment? I’ve read it, the vision is great and I love what it says, but it seems maybe there was some disconnect between the vision and allocating 2-3 units per acre for the BYU Farm and Davis Ranch. I just don’t think anyone envisioned this number of homes for those spaces. It seems as if we allow these two large*

*pieces of land to be developed by the numbers in the General Plan, it will be impossible to meet the vision as it is now.*

*We’ve all seen too many communities succumb to building pressure and not take the time to plan and make sure these new additions are in line with their city’s values—cities that used to be full of charm and character but left development unchecked until it was too late and they lost what they loved about their towns. Urban sprawl is happening everywhere; but we can look at the way different cities have handled it—some have been able to keep the integrity of their town, some have sold out to unchecked, unbalanced, poorly planned development—the difference is clear. We, as a city, would be better served to WAIT for the RIGHT development, than to be pressured or rush into something.*

*I may be early in this process, but I know the longer you wait to address a plan or problem, the harder and harder it gets to change or fix it. Once it's on the table you may not have as many options.*

*People want to live in Salem because, so far, we have preserved what makes us great—let's take the time to do this right, we only get one chance.*

Mayor Christensen turned the time over to Paul Burgon, who is also a resident of the county. Paul shared a quote and wants to talk about the soul of Salem and how to preserve it. The people who signed the petition all want to preserve the open space. He asked how we would do so with this much growth and if it would even be possible? He feels we can do it all, meaning we could put mixed homes in a higher density development and do the same number of homes, with significant open space.

#### **19. APPROVE MINUTES OF MAY 20, 2020**

Mayor Christensen asked for a motion to approve the minutes from the city council meeting on May 20, 2020.

**MOTION BY:** Councilperson Delys Snyder to approve the minutes of May 20, 2020

**SECONDED BY:** Councilperson Howard Chuntz

**VOTE:** All Affirmative (5-0).

#### **20. APPROVE MINUTES OF JUNE 3, 2020**

Mayor Christensen asked for a motion to approve the minutes from the city council meeting on June 3, 2020.

**MOTION BY:** Councilperson Delys Snyder to approve the minutes of June 3, 2020.

**SECONDED BY:** Councilperson Howard Chuntz

**VOTE:** All Affirmative (5-0).

#### **21. APPROVE BILLS FOR PAYMENT**

Mayor asked for a motion to approve bills for payment.

**AMOUNT:** \$1,208,177.12

**MOTION BY:** Councilperson Sterling Rees to approve the bills for payment.

**SECONDED BY:** Councilperson Seth Sorensen

**VOTE:** All Affirmative (5-0).

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

Chief James did not have anything to report tonight.

**23. STEVE COX, BUILDING OFFICIAL DIRECTOR**

Steve Cox did not have anything to report tonight.

**24. ATTORNEY VAUGHN PICKELL**

Attorney Vaughn stated that the county approved cares act funding.

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

Jeff Nielson told Council and residents that on June 30<sup>th</sup> there will be a retirement party for Becky at 1:00 pm. everyone is invited to celebrate her.

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

Matt Marziale did not have anything to report tonight.

**27. TED BARNETT, ELECTRICAL DIRECTOR**

Ted Barnett did not have anything to report tonight.

**28. BRUCE WARD, ENGINEERING**

Bruce Ward did not have anything to report tonight.

**COUNCIL REPORTS**

**29. MAYOR KURT CHRISTENSEN**

Mayor Christensen did not have anything to report tonight.

**30. COUNCILPERSON STERLING REES**

Councilperson Sterling Rees did not have anything to report tonight.

**31. COUNCILPERSON SETH SORENSEN**

Councilperson Seth Sorensen did not have anything to report tonight.

**32. COUNCILPERSON HOWARD CHUNTZ**

Councilperson Howard Chuntz did not have anything to report tonight.

**33. COUNCILPERSON DELYS SNYDER**

Councilperson Delys Snyder did not have anything to report tonight.

**34. COUNCILPERSON TIM DEGRAW**

Councilperson Tim DeGraw did not have anything to report tonight.

**ADJOURN CITY COUNCIL MEETING**

**MOTION BY:** Councilperson Delys Snyder to close city council meeting.

**SECONDED BY:** Councilperson Seth Sorensen

**VOTE:** All Affirmative (5-0).

**MEETING ADJOURNED AT:** 9:39 pm

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Jeffrey Nielson, City Recorder