

Minutes of the Salem City Council Meeting held on January 20, 2021 in the Salem City Council Chambers.

Work Session: 5:00 p.m.

**1. Combined Work session with Planning and Zoning
Development Concept Discussion
-Arive Homes-Property Approx 1500 N 300 E
-Andrade Christensen-Property Approx 600 N Main**

Arive Homes

Dean Ingram with Arive Homes is here looking for direction and needs of the property located at approx. 1500 N 300 E. This is Keith Lyman's ground next to Salem Park. Dean stated they have closed on the upper piece of the property. Arive's plan is to do a custom product. This will include the Zobell piece and there is 75 acres in this piece, and we are 30 acres short of doing a master plan. In total 130 acres are under contract. Arive controls 205 acres and would like to do a master plan. Could possibly be over 300 acres. This property is a unique piece as it is a continuation of main street. Dean commented people want more family areas, parks, etc. Arive wants to build something everyone can enjoy. Dean asked the council what they would enjoy in the community? Mayor Christensen stated his concern with our trails connecting into other trails. Dean stated this would be about 500 ft away from connecting with the Spanish Fork Trail and a short distance from the future ballpark. Overall community area connecting Zobell, Lyman's and Abildskov this will connect directly to Salem Park. Arive would like the big bulk of lots to be 1/3 acres lots in the upper end of the property. Arive's overall theme is Diversity, community, family oriented, open space preservation, network of trails and trail connections. Amenities they would like to add grander parks with activities for all ages, Pickle ball courts, splash pads. Dean asked the council if these are the amenities they would like to see in Salem? It can have assorted products for all stages of life and more affordable. The market is driving price points up. Councilperson Chuntz concerned about mixed communities, wards and creating community because it does cover a large space. Dean said the challenge is wet piece of ground and it's better to have an HOA because there is a cost to reclaim the ground and build it up above the alkaline and water table. Councilperson Rees said everybody will move where they can afford. Councilperson Snyder commented there is a lot of water that collects on the property and asked Dean if they are reclaiming or leaving some areas to wetlands. Dean said we still need to identify what we can even have after the Army Core Engineer has reviewed the property. Councilperson Rees asked about what natural and artificial wetlands they are dealing with? Dean responded we still need to find out. Councilperson Rees asked how many units overall? Dean stated we would like 4 to 4.5 units per acre. Mayor Christensen commented to Dean he is on the right path. Councilperson Sorensen said it does have advantages that we are not having to worry about zone changes, and he liked that we can see how it is laid out up front. Matt Marziale envisions the property to develop for more outdoor activities. Councilperson De Graw commented the density is where the general plan says to put it. Councilperson Sorensen asked will there be equestrian type of trails? Dean responded we are open to looking into those type of trails. Arive will have a landscape plan. Bruce Ward asked Dean if Arive will build all the products. Dean said yes. Bruce

Ward said this will give us great opportunities with Arive building the whole thing. Bruce Ward commented he would like to see multiple family. Mayor Christensen asked the Planning and Zoning committee if they had any thoughts on the design. Planning & Zoning liked the overall plan presented today. Councilperson Snyder thought the vision was great. Councilperson Sorensen thought they should scrap the industrial portion of this plan. Chief had concerns about roads and traffic patterns as well as walking routes. Chief James is looking at how he can get all the people to work and school safely. There are limited roads most are county roads. Mayor and Council were pleased with design and commented to Dean to move forward with the process.

Andrade Christensen

This property is just west of Salem Jr High. They would like to start out with some larger lots at the top east portion with R12 and R10. There are issues with wetlands and layout of the land. The family has worked with the Army core they have given Andrade Christensen directions on how to proceed. They will allow utilities to go all the way through property. Andrade Christensen said they have verbal permission to build a road at some point in the future. Andrade stated they would like the building a little denser at the bottom west side of the property because of the wetland issues. There is a total of 46 acres all together. Bruce Ward said this is zoned A1 so they are talking about 5 acre parcels. Andrade Christensen would propose starting out with R10 and R12 zoning with more density at bottom west side. Councilperson De Graw commented it's hard to envision your plan. Councilperson De Graw would like to know more to what extend the proposed zone is and where it will cut off and would like to know what type of product they build. Andrade Christensen is open to doing a development agreement with the city. Councilperson Sorensen suggested working with Matt Marziale on the need of parks and recreation. Mayor Christensen needs to fit within the zoning R15 zone the same as others next to property. Councilperson Snyder says you can't go real dense next to an R15 zone. Councilperson Snyder commented that some of it should stay agricultural. Andrade said we want to work with the space we have and were not trying to cram in a lot. Andrade asked how can we make this work for everyone involved? Kelly Peterson mentioned a concept that could possibly work is R12 by main street and then R8 and R5 as we get next to 460 west with smaller homes. Mayor Christensen suggested making is all R12 and in the future we can look at it again. Mayor Christensen also mentioned we need more outlets and right now the bottom half is unpredictable. Andrade Christensen said the wetlands is at least 2 years out with process with army core. Andrade Christensen asked if R12 is acceptable. Mayor Christensen asked Councilperson Chuntz's his thoughts on R12 next to his property Councilperson Chuntz said the R12 zone is good. They will start with 24 homes. Bruce Ward said they are limited to 24 units until they create a secondary access. Utilities will be placed where the road is anticipated to go.

2. AGENDA ITEM DISCUSSION

Bruce Ward discussed item #7 the Soil Screening Permit. Bruce said we have created a permit process. They must turn in dust control plans and how they will mitigate the dust. The permit fee is \$200

Masterplan Development application. The initial fee is \$1000 and \$1.50 per lot. This can be applied towards the preliminary plat fee. Attorney Pickell recommended the fee to be per unit instead of per lot.

#9 Right of Way. This is an agreement with Central Utah Water Conservancy District. We will start to acquire property and at the end of the process the city will give them the right of way. Attorney Pickell and Central Utah Water Conservancy District have reviewed the agreement, and both have approved it.

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
Vaughn Pickell, City Attorney
Chief Brad James, Police Chief
Ted Barnett, Power
Matt Marziale, PW/Recreation
Bruce Ward, City Engineer
Steve Cox, Building Dept.
Robyn Mortensen

OTHERS PRESENT

Gregory Hunt, William Burk, Andrade Christensen, Rochell Madson

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

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

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

Rochell Madson invited those who wish to participate, to stand and say the pledge of allegiance with him. She then led the pledge of allegiance for those who wanted to participate.

3. YOUTH COUNCIL REPORT

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

4. SF/SALEM CHAMBER REPORT

There was not a member from the SF/Salem Chamber of Commerce present tonight.

5. PUBLIC HEARING

MOTION BY: Councilperson Rees motion to Open Public Hearing

SECONDED BY: Councilperson Sorensen

VOTE: Councilperson Tim De Graw; Aye, Councilperson Howard Chuntz; Aye, Councilperson Sterling Rees; Aye, Councilperson Delys Snyder; Aye, Councilperson Seth Sorensen; Aye, (5 Ayes)

BROADHOLLOW ESTATES ANNEXATION TO ANNEX 15.32 ACRES OF PROPERTY OWNED BY RICHARD & AUDRA MORLEY (APPROX. 9400 SOUTH AND WOODLAND HILLS DRIVE)

Jeff Nielson stated we will be hearing from the public tonight but not taking any action. Attorney Pickell said they are requesting an R12.

Public comment: No comments

MOTION BY: Councilperson Snyder motion to Close Public Hearing

SECONDED BY: Councilperson Chuntz

VOTE: Councilperson Tim De Graw; Aye, Councilperson Howard Chuntz; Aye, Councilperson Sterling Rees; Aye, Councilperson Delys Snyder; Aye, Councilperson Seth Sorensen; Aye, (5 Ayes)

6. CITIZEN REQUEST-HARVEST RIDGE RETENTION POND

Matt Marziale stated the HOA has requested to have Salem City take over pond retention. Matt met with the HOA and went over terms to see what needs to happen prior to the City taking over. Matt stated the pond is connected to HOA sprinkler system and it must be separated at their expense through their landscape company, so it is metered just for the cities usage. Matt Marziale said the piece just north of the pond is federal land and the HOA has put in grass and we don't expect them to undo it but if the Department of Interior or the High Line Canal company come into do any work and damages that piece of land Salem City will not fix the issues. Jeff Nielson asked if we will still water the federal land? Matt stated I told them it can remain attached to watering as long as the Department of Interior doesn't change anything. Matt also requested from the HOA a design map of the sprinkling system. We need the water switched over and the clock and pedestal need to be installed. Councilperson Rees asked if they will have to connect into the main line? Matt stated we can connect easily with a splitter and they can continue their watering and we can set a meter for the City's piece. Matt Marziale recommended we take the pond over and stated the

HOA is aware of what the city's expectations is on the upkeep and also what's required before we take over. Matt anticipates we will be able to take it over sometime in April or May

MOTION BY: Councilperson Sorensen motion to Approve taking over the maintenance of the retention pond in Harvest Ridge.

SECONDED BY: Councilperson De Graw

VOTE: Councilperson Tim De Graw; Aye, Councilperson Howard Chuntz; Aye, Councilperson Sterling Rees; Aye, Councilperson Delys Snyder; Aye, Councilperson Seth Sorensen; Aye, (5 Ayes)

7. APPROVE FEE SCHEDULE (MPD AND SOIL SCREENING PERMIT)

Bruce Ward recommended to the council to approve the fee for the soil screening permit and master plan development application with one change that Attorney Pickell recommended the fee as \$1.50 per unit and no violation fee.

MOTION BY: Councilperson Snyder motion to Approve the fee schedule for the master plan development application and soil screening permit with the changes as presented.

SECONDED BY: Councilperson Chuntz

VOTE: Councilperson Tim De Graw; Aye, Councilperson Howard Chuntz; Aye, Councilperson Sterling Rees; Aye, Councilperson Delys Snyder; Aye, Councilperson Seth Sorensen; Aye, (5 Ayes)

8. APPROVE FIBER HUT BIDS

John Bowcutt stated we got 3 prices to build the active node huts. They will be 10' x 14' x 8' block buildings. Originally, we discussed metal buildings these buildings came in with a lower price. John said he preferred a block building because they will hold up better. John recommended LD Wright with the bid of \$ 22842.00 per unit. There will be a total of 4 huts. Each hut will be wired for a generator. They will be located on city property.

MOTION BY: Councilperson De Graw motion to approve the fiber huts for the proposal from LD Wright for \$22842.00 per unit times 4 total units.

SECONDED BY: Councilperson Snyder

VOTE: Councilperson Tim De Graw; Aye, Councilperson Howard Chuntz; Aye, Councilperson Sterling Rees; Aye, Councilperson Delys Snyder; Aye, Councilperson Seth Sorensen; Aye, (5 Ayes)

9. APPROVE RIGHT OF WAY WITH CUWCD

This is an agreement with Central Utah Water Conservancy District. It is approving the right of way for the Canal Road pipeline.

MOTION BY: Councilperson Snyder motion to approve the right of way for Central Utah Water Conservancy District.

SECONDED BY: Councilperson Sorensen

VOTE: Councilperson Tim De Graw; Aye, Councilperson Howard Chuntz; Aye, Councilperson Sterling Rees; Aye, Councilperson Delys Snyder; Aye, Councilperson Seth Sorensen; Aye, (5 Ayes)

10. APPROVE SECURITY DOOR SYSTEM AT CITY SHOP

Matt Marziale stated with the growth we are having in the city we need our Shops at Arrowhead to be more secure and we would like to add a security system. It will allow our superintendents the ability to know who is going in and out of the buildings. This is a Security system with a keypad and makes it more secure. Mayor Christensen asked what the cost is? Matt stated the cost will be \$5670.03 and this will be split through all the departments. Councilperson Chuntz asked if it's in the budget and Jeff Nielson responded no. Jeff stated the Water, PI, Roads and Sewer Collections will adjust each of their o&m budgets.

MOTION BY: Councilperson Rees motion to approve the security door system at city shops for the amount of \$5670.03.

SECONDED BY: Councilperson Snyder

VOTE: Councilperson Tim De Graw; Aye, Councilperson Howard Chuntz; Aye, Councilperson Sterling Rees; Aye, Councilperson Delys Snyder; Aye, Councilperson Seth Sorensen; Aye, (5 Ayes)

11. APPROVE MINUTES OF JANUARY 6, 2021

MOTION BY: Councilperson De Graw motion to Approve the minutes of January 6, 2021

SECONDED BY: Councilperson Rees

VOTE: Councilperson Tim De Graw; Aye, Councilperson Sterling Rees; Aye, Councilperson Delys Snyder; Aye, Councilperson Seth Sorensen; Aye, (4 Ayes)
Councilperson Howard Chuntz; abstained from the vote as he was absent at the January 6th meeting

12. APPROVE BILLS FOR PAYMENT

AMOUNT: \$1,414,418.11

MOTION BY: Councilperson Chuntz motion to Approve the bills for payment in the sum of \$1,414,418.11.

SECONDED BY: Councilperson Sorensen

VOTE: Councilperson Tim De Graw; Aye, Councilperson Howard Chuntz; Aye, Councilperson Sterling Rees; Aye, Councilperson Delys Snyder; Aye, Councilperson Seth Sorensen; Aye, (5 Ayes)

13. CHIEF BRAD JAMES, PUBLIC SAFETY DIRECTOR

Chief James commented we have been patiently waiting for a fire truck and he is happy to inform us that we received a 2006 International Fire truck and it replaces our 1983 fire truck. We purchased the truck from Saratoga Springs, and it is 23 years newer. This fire truck will help us better handle car accidents, structure fires as well as mutual aid. The fire department has expressed their appreciation for getting the truck. This was already approved by the city council. Chief James thanked the Mayor and Council for their support. Councilperson Snyder was concerned that the truck was older and asked about the working condition of the fire truck. Mayor Christensen commented that Chris Wright has worked with Saratoga Springs and was very familiar with the fire truck and done a great job finding this truck for us. Councilperson De Graw stated his concern about Covid 19 in our community and said the numbers are on the rise at our High School. Chief James commented his department has been vaccinated for Covid 19 if they chose to. Councilperson Sorensen stated that Nebo School District has vaccinated about 70% of their employees.

14. STEVE COX, BUILDING OFFICIAL DIRECTOR

Steve Cox said there is a Bill that is being presented that will affect building. House Bill 98 is sponsored by Paul Ray. The bill will allow contractors to Opt out of plan review and inspection services. They would have to notify cities in writing that they are opting out and there would be no permit fees, but they would still have to take care of impact fees. Councilperson De Graw asked what the likely hood of the bill passing was. Steve Cox stated he was very nervous because they tried pushing it through last year. The contractor will be required to hire a private inspector or structural engineer to sign off. Steve Cox said this is not a good bill. Councilperson Chuntz asked what the permit fee was, and Steve Cox responded \$3000-\$5000 depending on size of the home. Mayor Christensen asked who would be liable and follow through with making sure it's done right. Steve Cox said they will have to go through the Division of Occupational and Professional Licensing.

15. ATTORNEY VAUGHN PICKELL

Attorney Pickell did not have anything to add to tonight's meeting

16. JEFFREY NIELSON, CITY FINANCE DIRECTOR/CITY RECORDER

Jeff Nielson stated he will meet with Salem businesses tomorrow to discuss the Shop Salem program. Jeff will go over what to expect with the program. We will send out the information to the residents next week. Jeff stated that 37 businesses will be participating, and we will put which businesses they are on the website. Starts Feb 1st and runs through February 28th

Jeff mentioned he has emailed the budget to the council and asked them to review it. Jeff said each fund is looking good.

17. MATT MARZIALE, RECREATION/PUBLIC WORKS DIRECTOR

Matt Marziale gave an update on Cole park. The Infrastructure is the current phase we are in, which includes the pi, culinary water and sewer. Part of this bond is to also schedule to put in curb, gutter, sidewalk and parking area. The installation of the pavilion will start tomorrow, and they should have it standing within a two-week period. Matt commented he met with Ted Barnett about the electricity because it wasn't part of this bid. Ted is working to get the electrical ready. Matt Marziale hoping to get the bids out for the pickle ball courts around March 1st. Mayor Christensen asked what the cost would be for the pickle ball courts? Matt commented \$33000 per court and the lights will be \$120,000. Matt stated lighting systems are expensive. Matt Marziale and Bruce Ward met with Robert Nelson to work out an arrangement to get the dirt removed from Cole Park. Mayor Christensen asked if we could use dirt somewhere else. Matt said it is sandy and could be used to build up something but not the best to build on.

18. TED BARNETT, ELECTRICAL DIRECTOR

Ted Barnett stated his department will be getting busy with the new subdivisions. Ted mentioned the bids went out for the substation equipment and the bids due back February 5th.

19. BRUCE WARD, ENGINEERING

Bruce Ward did not have anything to add to tonight's meeting

20. JOHN BOWCUTT-FIBER

John Bowcutt stated the city website and google is driving interest about Salem Fiber. Salem Fiber will only be offered to Salem City residents. John stated he is getting a lot of questions as to when it is available. John said he can't give dates because there is a delay in getting the fiber, but they should have everything else they need by March. Councilperson Snyder asked John if the website stated the order of how the areas will get the fiber. John commented he doesn't want to give dates until we have the fiber and we need to get more infrastructure installed. Councilperson Snyder asked what areas would have it first and John said it's hard to say because some location don't have conduit installed, but the easier places that have overhead, or conduit installed will get done sooner. Should be available within a 3year window.

COUNCIL REPORTS

21. MAYOR KURT CHRISTENSEN

Mayor Christensen did not have anything to add to tonight's meeting

22. COUNCILPERSON STERLING REES

Councilperson Rees did not have anything to add to tonight's meeting

23. COUNCILPERSON SETH SORENSEN

Councilperson Sorensen stated winter recreation programs are going well. He mentioned they had to change the way the program is run at the schools because they are following the guidelines of Nebo School District and the State. Councilperson Sorensen stated they are only allowing the athlete and parents into the games.

24. COUNCILPERSON HOWARD CHUNTZ

Councilperson Chuntz reported that the PI meter installation is going well, and they are keeping on track. Councilperson Chuntz stated we will hire a second crew. Matt Marziale mentioned we will post the job opening March 1st.

25. COUNCILPERSON DELYS SNYDER

Councilperson Snyder mentioned the Library has received 30 naloxone kits and families can get the kits for free at the library. Councilperson Snyder proposed to the City Council that we consider and Arts and Humanity Council. She thinks we are big enough. Arts can include music, art and other things. Library could sponsor a mental health seminar. This

would benefit our community. Councilperson De Graw agreed with this arts and humanity council.

26. COUNCILPERSON TIM DEGRAW

Councilperson De Graw shared how well the sewer dept is doing. He stated the facility has received a couple of awards. Councilperson De Graw was pleased to inform us that Alison Taylor was awarded the Operator of the Year award.

ADJOURN CITY COUNCIL MEETING

MOTION BY: Councilperson Chuntz motion to adjourn the City Council Meeting

SECONDED BY: Councilperson Snyder

VOTE: Councilperson Tim De Graw; Aye, Councilperson Howard Chuntz; Aye, Councilperson Sterling Rees; Aye, Councilperson Delys Snyder; Aye, Councilperson Seth Sorensen; Aye, (5 Ayes)

MEETING ADJOURNED AT: 8:15pm

Jeffrey Nielson, City Recorder