

Minutes of the Salem City Council Meeting held on September 18, 2019 in the Salem City Council Chambers.

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

## **1. SHAWN ELIOT FROM MAG – TRANSPORTATION PRESENTATION SOUTH UTAH COUNTY**

Shawn Eliot, from Mountainland Association of Governments, presented the traffic projections for Utah County up to the year 2050. Utah County is projected to double in population from 3 million to 6 million, a lot of that growth comes from our children. He said this study can be a discussion piece for the planning commission and the city council to use to make regional traffic better in this area. He said there are many proposed projects for the next 10 years, and there is discussion on bringing the front runner to Payson and light rail down into Spanish Fork. He thanked the council for their time.

## **2. AGENDA ITEMS**

Bruce Ward mentioned Mark Vlasic is here from Landmark Design, they have been working on the general plan. He hopes the council have all had time to look it over. The general plan was presented at Planning and Zoning last week, there were a couple items discussed there. Kelly Peterson is here so he can chime in. Bruce said one thing they discussed were the sharp borders created on the general plan, it is important to keep in mind that these are not hard and fast lines. He said there was some discussion on the transition area from the off-ramp area into town, he will have Mark update that to whole numbers. There was some commotion from the public when at the planning meeting they asked them to house the predicted growth of 40,000 people. This practice was only to try and have the best plan for the future. The highest priority is to have adequate transportation corridors. He mentioned that Arrowhead Springs will be about 5.4 units per acre but could be up to 12 units per acre in certain areas, the park is what has driven the higher density areas. They think the BYU Farm area will be about 3.5 to 4.9 units per acre. Councilperson Howard Chuntz stated his impression from all of the meetings is that our citizens are having a hard time that we need to grow to 40,000 people. He is okay with new Salem being 3.5 to 5 units, it is where high density belongs, but not on the BYU Farm area and the Davis Ranch property. He said we do not need the high density all through the city. Bruce stated we hired a consultant to help create the general plan, but this represents our city. He asked what the council wants the consultant to put in those areas. Councilperson Seth Sorensen commented they have spent a lot of time talking about new Salem and it makes sense because of the natural separation. It should have a different kind of density out there, he has kids that he would like to have the opportunity to live here. The opportunity would be created with higher density and smaller homes. Bruce asked if anyone thought they should do something different out by the interchange. Councilperson Cristy Simons said she agreed with Councilperson Sorensen. Bruce said it would be at least a year before anything happened with the BYU annexation, so they are just putting a density range there for the future, it says 3.5 to 5 units per acre now. Councilperson Sorensen commented he likes the mixed housing option, they build better communities. The mayor said the council will always be asked for the maximum density but they control the zones, so they will choose what fits there. Bruce said if the zone says 2 to 5 units per acre the developers will all want 5 units, if they aren't comfortable with that many

units now is the time to change it. Councilperson Chuntz stated he thinks the cap should be at 3.5 units per acre. Salem is not a great mix of housing but it is a fine town. Councilperson Sorensen stated he is not saying make it all higher density, he is saying mix in some higher density in different areas, it is better when you intermix the density into other areas not put it all in one spot. If you do that those areas tend to become more run down and have other issues. He said he would love to see it all stay rural, but that isn't fair to property owners that want to sell their property. If someone wants to control the property they need to buy it so they can decide what happens there. Councilperson Simons asked about the requirements on affordable housing. Attorney Junior Baker said that needs to be addressed in the general plan. He said a general plan is an advisory plan, but you do need to follow it. The general plan should come first and then you can work on zoning and development. There will be a lot of talk about affordable housing in the next session of the legislature. He said they are saying if the cities don't do something about it then the state will. Councilperson Chuntz commented if everything was built that has been approved, like Arrowhead Springs and Salem Park Circle we should already have the affordable housing that is required. He said a lot of those are not even affordable housing, high density doesn't always mean affordable. He said the only way to have affordable housing is to limit the lot size and limit the house size. Bruce said he will have Mark adjust the density in the BYU Farm area. Attorney Baker stated the public hearing tonight is to gather information so they can edit the general plan, then they will bring it back to the council in a future meeting for approval. The mayor asked if anyone had any other issues. He said all of the calls he received today were about the BYU Farm area. Bruce thanked the council for their direction.

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

**CONDUCTING:** Mayor Kurt L Christensen

**COUNCIL PRESENT:**

Mayor Kurt L Christensen  
Councilperson Cristy Simons  
Councilperson Seth Sorensen  
Councilperson Howard Chuntz  
Councilperson Sterling Rees, Excused  
Councilperson Craig Warren, Excused

**STAFF PRESENT:**

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

**OTHERS PRESENT**

Brent Wade, Christine Wade, Stacy Evans Bliss, Hyrum Jr. IV, Sophie Richards, Tyson Burk, Sydney Ward, Taylie Mansfield, Cassie Haight, James Gallacher, Spencer Ashcraft, Marcus Ahkuoi, Trenton Pope, Isaac Tarrow, Jaxon Lindt, Wyatt Curtis, Tyler Brumfield, Gunner Higginson, Emily Crow, Jarrett Rogers, Tanner Rogers, Elle Porter, Miah Hartvigsen, Amelia Hunter, Kelly Ercanbrach, Gabriel Lee, Casey Lee, Paul Burgan, Jill Burgan, Michelle C. Murdock, Bruce Murdock, Erman Stone, Erin Mathie, Chip Mathie, Ben Burk, William Burk, Jen Watson, Delys Snyder, Camille Wiscombe, Elyse Alexander, Andrea Thomas, Ty Thomas, Cody Orton, Jan J. Ward, Alexis R. Sorensen, Adriana K. Sorensen

**1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE**

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

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

Tyler Brumfield 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 Cristy Simons.

**VOTE:** All Affirmative (3-0).

**a. GENERAL PLAN AND LAND USE**

Bruce Ward stated the purpose of the general plan is not to promote growth, it is to protect what we have by creating a plan for the growth that does happen. He introduced Mark Vlastic from Landmark Design.

Mark stated it was good to be back, he is the president of Landmark Design, they do a lot of general plans and park designs. This has been a good process; a general plan is a vision for where you are headed in the future. It is a good rule to update your general plan every 5 years, but it should be looked at and adjusted when it needs to so that it remains a useful tool. Mark commented it had been great to work in the city, they had great participation, even though they asked residents to do some hard tasks like asking them to show where the growth should happen. It is always good to have those discussions. He went over the history of Salem, the values that are important to citizens, and how the public sees the community growing. They worked with the public on visual preferences, it was clear the community likes and wants open spaces, parks and ponds, they do not want traffic. There is a lot of agricultural land in the area and people don't want to see that changed, but most of the land is privately owned. You have to find tools to keep some of the open space, that can be trading density for open space and clustering development, or purchasing the property. He stated there is the existing town, where we are tonight and then the outskirts are mostly undeveloped. The wetlands allow for some extensive trail systems. He stated there is higher density planned out by the freeway, the BYU Farm area would be under a planned development or a preplanned community. The Davis Ranch property would be similar but with lower density. He stated the lines are not firm they are just meant to be indicators of what kind of development should be there. Some of the vision on the plan is to have cluster homes with small parks that serve the community with community centers and some basic shopping nearby. He said when development hits it is quite fast moving and so it is good to have a good masterplan. He said the general plan is a living document and they should review it to make sure it meets the needs of the city. This is an opportunity to plan for the future. The council thanked Mark. The mayor asked if there was any public comment.

Jen Watson stated she spoke with the gentleman from MAG and he said there is a procedure to have trails planned, but they would need to be amended by the end of the year to receive any funding. Bruce replied we are beginning a trails masterplan and it should be done in a few months. Mayor Christensen stated we have received a \$45,000 grant from MAG to plan for our trails, we are right in the middle to connect the surrounding communities.

Paul Burgan stated he is against the BYU Farm annexation to do high density housing. According to Nate Pugsly, there are a proposed 2,500 homes for that area, and the people are animatedly against that. Most of the people that live there, moved there to live in a rural area, they made that choice, and they would like to preserve that. He is against being annexed to BYU and Salem for high density. This will cause congestion and destruction to the area, he understands that growth is inevitable because of the housing shortage. With all of the community feedback the Riverbottoms project had 90 to 95% preservation of open space. He wants to give Salem the feedback that they want to preserve the quality of life that they have in that area. He read the annexation law. He said he and his neighbors do not want to be annexed and have 2,500 homes jammed down their throats. They cannot annex them against their will. The surrounding community has 5 to 40 acre lots, and any high density would be extremely unpopular. This is the best farmland in Utah, the best property in the state of Utah that is not under asphalt. High density by the freeway makes sense but every

home by the BYU property is against it there. He stated that this would destroy hundreds of acres of farmland, and farmland has the highest net cash flow with the lowest being city neighborhoods. He stated in the long term it will mean higher taxes for Salem City after they have collected all of the impact fees. The mayor said that agricultural land doesn't make any money, he has farmland. Paul said the point is that residential areas lose money. He isn't against growth, it just needs to be low density and preserve their quality of life.

Councilperson Seth Sorensen stated the city doesn't run the budget on impact fees. Paul said according to Nate Pugsly there will be 2,400 homes built, at 4 units per acre. The mayor asked Paul what he thinks should be there. Paul replied the community wants open space preservation, there should be low density with a lot of park land. He said there should be one home per acre, or one home per 5 acres, some homes with 15 acres. He said Salem has the opportunity to create the gem of Utah County. He said it could be a central Utah planned community with one house per 3 acres and parks created by the city with low density like the Riverbottoms project. He said we could buy 5 acres for an equestrian park. Councilperson Sorensen asked him who would pay for that, because BYU owns the property. He said they are good visions but someone has to pay for that. Councilperson Cristy Simons stated just because they asked for 2,400 units doesn't mean they would get them. The general plan is to be proactive for the future. Paul said this should be kept rural farmland. Councilperson Sorensen stated that BYU came in and asked to be annexed, but the city will control the annexation and the zoning. Councilperson Chuntz stated he does not think they will get 2,400 units. Paul stated he is for lower density even if it means higher taxes to preserve a higher quality of life.

Bruce Murdock just heard about the issue earlier today and he does not want his property annexed. There is not a single good reason, he doesn't need the services of the city. He has lived there 20 years and he loves it so leave it alone. Jeff Nielson stated we are not annexing the BYU property tonight, the public hearing tonight is for public comment on the general plan. Councilperson Sorensen said the BYU Farm property has been in the city boundary declaration for decades that is why it is part of the general plan. If they were annexing tonight property owners would have been notified. Bruce mentioned BYU did petition for annexation a few months ago, but the process could take a year or more. They aren't in a hurry to get it done, they are just moving in that direction. What we are trying to do tonight is plan ahead, what should be in that area if the annexation does happen. This is open for public comment to help make those decisions. The city appreciates their comments.

Councilperson Chuntz stated that Highland City tried to limit growth and they were sued and lost, there are limits to the restrictions you can put on private property. Bruce said he lives in an awesome place, there is an elk herd that comes down every winter and that will go away with high density development.

Casey Lee asked if BYU had just submitted a plan to be annexed or if BYU was being annexed tonight, which was their impression. The mayor stated the public hearing is for the general plan for Salem City. Casey thanked him for the clarification. Jeff stated the annexation on the agenda tonight is for a property located west of Woodland Hills Drive. Casey said he thinks there has been a miscommunication tonight but he would be against the annexation of the BYU property and he deferred to Paul's comments.

Gabriel Lee asked what high density means. Mayor Christensen stated that is different to everyone. Councilperson Sorensen replied right now ours is 10 units or more, what they are proposing is 5 units per acre for high density. The mayor said in the BYU area they are looking at a mixed-use community.

Michelle Murdock said she is glad for the clarification, her opinion for the future is they do not want the annexation at all. In 2040 she would be okay with 5 acre lots, in 2050 3 acre lots, and in 2060 maybe 1 acre lots. That fits in with where they live. Farther south there are some nice houses on 5 acre lots. They do not want to be annexed into Salem for low income housing just so they can keep selling. It is fine to have some mix to make it more affordable. If they were annexed this area should be more expensive to keep the variety in the city.

Mayor Christensen asked if there was any other comment.

Soren Christensen stated he feels the general plan is evolving the right way and congratulated Landmark Design. His only comment is the pink areas are designed for just 2 landowners it should be more about the general plan.

Nathan Lovers stated in his opinion he would like to see 1 house per 5 acres and leave the open space. He said the planning commission is driven by what developers are doing which is medium to high density and there is increased pressure to do that. He thinks we should keep it as open as possible so it is not destroyed by neighborhoods. We shouldn't be in a rush to become Salt Lake or West Jordan. This is all driven by greed and money and developers, they just want the money they don't care about the neighborhoods. He doesn't want the commission to cave to people that just want money and not listen to residents.

Ben Burk stated to answer what the last guy said about the motive being money for Salem to grow isn't right. He has participated in this plan and the community will grow, we have to grow. The population will double in the next 10 years and if the city doesn't plan for the growth then the state will force them to. He said there is no way to make everyone happy. He commended Salem City on the planning they have done, he can't wait to see the trail system and how the city grows. They have done an awesome job. He thanked them.

William Burk said we keep hearing about affordable housing but what is affordable, it might not be the same to you as it is to him. What he has heard about new Salem and the high density there still does not mean it will be affordable. Attorney Baker stated the state takes the median income of an area and shows a percentage of the housing needs. Councilperson Chuntz said ours will not be affordable. William said the only way to have affordability is to limit what a builder can build, create a zone with smaller lots and put a cap on the square footage of the houses. He commended the city council for the masterplan and thanked them for listening to the public. He said there are three ways to create affordable housing things like self help homes by Stokes, which was approved 2 years ago, and he still hasn't seen any dirt move. Councilperson Simons commented they are building some of those up by the cemetery. Jen Watson stated the project by Stokes is a year out. Bruce said they submitted a preliminary plat not too long ago. William said the second option would be trailer parks, those are affordable, he just hopes we don't go that way. The third option would be if the state wants affordable housing let them pay for it. We need to speak up to our politicians, we can't stop growth but there is a lot of land in Utah where they could build new cities.

#### **b. CREATE NEW AGRICULTURAL 2 ZONE**

Attorney Junior Baker stated the state has mandated that we must allow cannabis cultivation in one of our agricultural zones. We only have one agricultural zone and we have a lot of areas that are zoned that way, and most are located near residential areas. This is creating a new zone where cannabis cultivation will be allowed. The mayor asked if there were any public comments. There were none.

(to close)

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

**SECONDED BY:** Councilperson Howard Chuntz.

**VOTE:** All Affirmative (3-0).

Attorney Baker advised they will take all the public comments and incorporate them into the general plan. Then they will bring an ordinance to another council meeting to adopt the general plan.

**MOTION BY:** Councilperson Howard Chuntz to approve the Agricultural 2 Zone.

**SECONDED BY:** Councilperson Cristy Simons.

**VOTE:** All Affirmative (3-0).

#### 4. YOUTH COUNCIL

The representatives from the youth council stated this month they are working on a service project to hold a dance at the Veteran's Home in Payson. They are working with the Salem Hills student council on this, but they do not have a date or time yet. They mentioned in October they will be helping with the Halloween carnival.

#### 5. SF / SALEM CHAMBER

There was not a representative available from the chamber tonight.

#### 6. CITIZEN REQUEST – BRENT AND CHRISTINE WADE

Brent & Christine Wade stated they live on 50 East and the traffic there is going too fast, they said the average speed is 35 to 45 miles per hour with 99% of people speeding. They are concerned because there are a lot of young children in their neighborhood. They need the traffic slowed down, they have talked to the police department and Chief James for more patrols. They would like to see the city install some rubber speed bumps, they have a neighbor that is willing to store them in the winter. They are asking for any help from the city. They have talked to Matt Marziale from public works and he is working on getting them some children at play signs. They think this will only get worse as the growth increases in Elk Ridge. They thanked Chief James for his help. Chief James thanked them for coming forward. He stated the Wades are addressing excessive speeding on 3 different roads. The complaint on 50 East is speeding and people not stopping at the stop signs. There was a traffic study done on April 17-19, 2019, so he looked at the results from that. There were 1483 cars traveling in both directions, the average speed was 25 mph, the maximum speed was 47 and that was at 11 p.m. the minimum was 10 mph. He looked at the traffic accidents in the area, there have been none on 50 East and 3 on 100 East. He assigned Sergeant Greg Smith to do speed enforcement on September 11, 2019 for 1 and ½ hours, the highest speed was 32 mph. Today they did another blitz and the highest was 10 mph over the speed limit. Since September 1, 2019 they have issued 43 traffic citations on 100 East, all of them have

been for failure to stop at a stop sign. They will be dealing with that issue. The other road the Wade's are concerned about is the High Line Canal Road, this is a private road. There is nothing the police department can do on that road, he has offered to enforce the no trespassing and they are not willing to do that. He has talked to them about closing the gates, and they do not want to do that either since they have people that need to use the road. These are the facts from the studies we have done. The city has installed 2 solar speed limit signs in that area, Matt has painted the roadway that the speed limit is 25 mph. He is getting the children at play signs. They will issue citations to deal with the stop sign issue. Chief James said he appreciates the Wades bringing these issues to their attention and they will do all that they can. Councilperson Simons commented when they opened 750 East, by her house, it seemed like everyone was speeding, it was hard to get used to the amount of traffic. Jan J. Ward asked how the citations work, once the speeder gets a ticket. Chief James answered the state sets the bail schedule and the major portion of the money goes to the state. The city doesn't make a lot of money on citations, it is more about safety. Chip Mathie said there are a lot of people that run the stop sign at the end of 100 East, he has had to place 3 large boulders in his yard so people don't go over his lawn and tear up his bushes. He appreciates the police that have been patrolling up there. He and his son took them some Gatorade and Oreos it was a positive experience for his son to have with law enforcement.

#### **7. RE-APPROVE ORDINANCE BERRETT ANNEXATION**

Jeff advised that back on April 3, 2019 the council approved the Berrett Annexation. We then have 30 days to get the annexation to the county and then they send it to the state, that time period has lapsed, so we need to reapprove it. There were some issues with SESD, they were discussed but are still not resolved. Bruce stated the Thomas family was reluctant to be annexed but agreed, they now would like to make use of their property and build a home. We need to reapprove the annexation and complete the process. Attorney Baker stated to approve the annexation with the same conditions. Jeff mentioned we need to zone the property. Bruce recommended the R-15 zone.

**MOTION BY:** Councilperson Cristy Simons to reapprove the ordinance for the Berrett Annexation zoning the area R-15 with all previous provisions.

**SECONDED BY:** Councilperson Seth Sorensen.

**VOTE:** All Affirmative (3-0).

#### **8. APPROVE STATEWIDE UTILITY LICENSE AGREEMENT WITH UDOT**

Jeff stated this is an old agreement that we had in place so that the city can do work in their easements. UDOT asked us to update any agreement that is more than 5 years old. The legal department has reviewed the agreement, and staff recommends to approve tonight.

**MOTION BY:** Councilperson Howard Chuntz to approve the statewide utility license agreement with UDOT.

**SECONDED BY:** Councilperson Cristy Simons.

**VOTE:** All Affirmative (3-0).



**9. APPROVE ORDINANCE AMENDING THE APPEAL PROVISIONS OF THE GOVERNMENT RECORDS MANAGEMENT AND ACCESS**

Attorney Baker said this is an ordinance to clean up the code. State law says that the council cannot be the appeals board, so we need to change that. The appeal board needs to be made up of 3 residents, 1 employee, and 2 that are not employed by any government agency. There has only been 1 appeal since he has been here.

**MOTION BY:** Councilperson Seth Sorensen to approve the ordinance amending the appeal provisions of the government records management and access.

**SECONDED BY:** Councilperson Howard Chuntz.

**VOTE:** All Affirmative (3-0).

**10. APPROVE AGREEMENT BETWEEN SALEM CITY AND CENTRAL UTAH WATER CONSERVANCY DISTRICT REGARDING ADVANCING FUNDS AND REIMBURSEMENT FOR CONSTRUCTING SALEM CANAL ROADWAY AND FACILITY IMPROVEMENTS ALONG THE ALIGNMENT OF THE SPANISH FORK-SANTAQUIN PIPELINE UTAH LAKE SYSTEM**

Bruce stated this agreement deals with the Central Utah pipeline that will be starting up on Elk Ridge Drive. The Central Utah Conservancy District has agreed to advance monies for improvements and to purchase some land. The agreement would be that the city would pay them back over 40 years with no interest. Staff recommends tabling this tonight so they can combine this with another agreement and bring both back to council at the same time. Cody Orton from the Salem Canal Company stated there is a section of the canal that the district doesn't not want to pipe because of the cost. He stated the whole canal needs to be piped he hopes the city would back them on this issue. Bruce said they will be talking more about this next week.

**MOTION BY:** Councilperson Seth Sorensen to table the agreement between Salem City and Central Utah Water Conservancy District regarding advancing funds and reimbursement for constructing Salem Canal Roadway and facility improvements along the alignment of the Spanish Fork- Santaquin pipeline Utah Lake System.

**SECONDED BY:** Councilperson Cristy Simons.

**VOTE:** All Affirmative (3-0).

**11. APPROVE PURCHASE OF SNOW PLOW FOR PARKS DEPARTMENT**

The mayor stated they are not purchasing the snow plow for the parks department, they will put it on next year's budget. They will use the budgeted money for this to do the cement work that needs to be done at the city shop.

## **12. APPROVE CONCRETE WORK FOR CITY SHOP PARKS/PUBLIC SAFETY STORAGE BUILDING**

Jeff stated they will be using the money budgeted for the snow plow and the money they saved on the new parks lawn mower. They are still \$10,000 short for the cement work, they will get the remaining money from the general fund. He said it is important to get the cement work done before the winter weather.

**MOTION BY:** Councilperson Cristy Simons to approve concrete work for the city shop.

**SECONDED BY:** Councilperson Howard Chuntz.

**VOTE:** All Affirmative (3-0).

## **13. APPROVE REPAIR OF SCADA ON PI EAST POND**

The mayor mentioned the SCADA had been damaged by lightning.

**MOTION BY:** Councilperson Seth Sorensen to approve the repair of the SCADA on the PI east pond.

**SECONDED BY:** Councilperson Cristy Simons.

**VOTE:** All Affirmative (3-0).

## **14. APPROVE MINUTES OF AUGUST 21, 2019**

**MOTION BY:** Councilperson Seth Sorensen to approve the minutes of August 21, 2019.

**SECONDED BY:** Councilperson Howard Chuntz.

**VOTE:** All Affirmative (3-0).

## **15. APPROVE BILLS FOR PAYMENT**

**AMOUNT:** \$2,010,868.42

**MOTION BY:** Councilperson Howard Chuntz to approve the bills for payment.

**SECONDED BY:** Councilperson Cristy Simons.

**VOTE:** All Affirmative (3-0).

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

Chief James did not have anything to report tonight.

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

Dave Johnson reminded the council that a few months ago, they had discussed creating an ordinance regarding accessory apartments, he asked if they were still interested in doing that.

The council felt like that was a good option, they mentioned making sure there is adequate parking, that they must be owner occupied, and they keep the residential look and feel.

**18. ATTORNEY JUNIOR BAKER**

Attorney Baker did not have anything to report tonight.

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

Jeff advised we will hold a meet the candidate night on Thursday October 10, 2019 at 6:30 p.m. Craig Conover will be the mediator. We will have a place on the web page for people to submit questions. There will be a question and answer period, and then they will do a meet and greet. All of the candidates have been invited.

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

Matt stated they are planning to have the green waste open for 3 weeks beginning October 21 through November 9, 2019 from 2 p.m. to 6 p.m. on weekdays and 12 p.m. to 6 p.m. on Saturdays. The council was good with those dates. Matt stated he will get with Becky to get it in the newsletter and on the web page.

**21. CLARK CROOK, ELECTRICAL DIRECTOR**

Clark Crook stated the impact fee study and capital facilities study are almost finished and he hopes to bring them to the next council.

**22. BRUCE WARD, ENGINEERING**

Bruce asked the council for direction to pass onto Mark about the general plan. There was a discussion about how many units per acre there should be on the BYU and Davis ranch properties. It was decided to cap it at 3 units per acre.

**COUNCIL REPORTS**

**23. MAYOR KURT CHRISTENSEN**

The mayor did not have anything to report tonight. He did mention they are looking at some employees for different positions.

**24. COUNCILPERSON STERLING REES**

Councilperson Sterling Rees was excused tonight.

**25. COUNCILPERSON CRISTY SIMONS**

Councilperson Simons did not have anything to report tonight.

## **26. COUNCILPERSON HOWARD CHUNTZ**

Councilperson Chuntz did not have anything to report. He mentioned he will be bringing the numbers from the PI meter install trial to the next council, they have finished that. He commented he had seen something about recycling from Terry Ficklin. Bruce replied it was about the market for recycling dropping out. Jeff mentioned that recycling is taken to the transfer station where it is processed separately from the garbage, then it is taken to Rocky Mountain Recycling in Salt Lake. Councilperson Chuntz stated he had seen some emails about bringing fiber to Salem City from a couple of companies, he asked if that is something we are interested in. Councilperson Sorensen said he would like to hear what they have to offer. Jeff said he will look at getting that on a work session.

## **27. COUNCILPERSON SETH SORENSEN**

Councilperson Sorensen stated he had went and visited the new wastewater treatment plant, it is impressive.

## **28. COUNCILPERSON CRAIG WARREN**

Councilperson Craig Warren was excused tonight.

## **29. CLOSED SESSION – REAL PROPERTY**

**MOTION BY:** Councilperson Cristy Simons to move into a closed session.

**SECONDED BY:** Councilperson Howard Chuntz

**VOTE:** All Affirmative (3-0).

## **ADJOURN CITY COUNCIL MEETING**

**MOTION BY:** Councilperson Seth Sorensen

**SECONDED BY:** Councilperson Howard Chuntz

**VOTE:** All Affirmative (3-0).

**MEETING ADJOURNED AT:** 9:40 p.m.

---

Jeffrey Nielson, City Recorder