

Minutes of the Salem City Council Meeting held on March 18, 2020 in the Salem City Council Chambers.

Work Session: 6:00 pm

1. CHIEF BRAD JAMES – END OF THE YEAR PUBLIC SAFETY REPORT

Chief Brad James stated as soon as he got word about the earthquake this morning, they initiated the emergency management plan. He stated things worked well, within 2 ½ hours all department directors had reported back, and city infrastructure had been inspected. He stated with the coronavirus and earthquake we can see that our citizens are not prepared for an emergency, he went to Stokes earlier today and the shelves are empty. Chief James went over the year end public safety report. He will have Jeff Nielson send out a copy if the council has any questions please give him a call. The council thanked Chief James.

2. DEAN INGRAM – FENCING AT SALEM RIDGE DISCUSSION

Bruce Ward stated Dean Ingram is working on the retirement townhomes by the Canal Road. In our ordinance, we have certain fencing requirements for projects like this. Dean is here tonight to show them a different kind of fencing he would like to use around this project, the council has the authority to allow a variance on the fencing. Dean Ingram showed a sample of the fencing he would like to use. He has talked to the neighbors of the project and they all love it. Bruce mentioned DRC liked the fencing. The council all liked the fencing. Mayor Christensen commented Dean does a good job on his developments.

3. AGENDA ITEMS

MEETING CONVENED AT: 7:00 p.m.

CONDUCTING: Mayor Kurt L Christensen

COUNCIL PRESENT:

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

STAFF PRESENT:

Jeffrey Nielson, Finance/Recorder
Junior Baker, City Attorney
Chief Brad James, Police Chief
Ted Barnett, Power. Excused
Matt Marziale, PW/Recreation
Bruce Ward, City Engineer
Steve Cox, Building Dept.
Allison Taylor
Amy Shelley

OTHERS PRESENT

Chuck Wilson, Valerie Wilson, Mike Hatch, Trevor Gillies
Via speakerphone Jordan Rolfe, Cody Olson

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

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

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

Mayor Christensen 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 Howard Chuntz to open the public hearing.

SECONDED BY: Councilperson Sterling Rees.

VOTE: All Affirmative (5-0).

- a. **MIKE HATCH – ZONE CHANGE REQUEST, DEVELOPMENT AGREEMENT SUMMER SPRINGS AND CONCEPT REVIEW FOR THE WILSON PROPERTY LOCATED AT 1635 NORTH 770 WEST FROM R-10 TO R-5**

Bruce Ward stated Mike Hatch came to council 2 weeks ago to discuss this project. He is here tonight to request a zone change from R-10 to R-5 which would require a development agreement. This is a 17 acre parcel, Mike has taken all the suggestions from the council and put a project together. All roads will be public, he has added open space in the center and the project is a mix of townhomes and single family homes. Both DRC and Planning and Zoning have recommended approval with some minor changes. They need to go over the development agreement tonight. Mike would like to leave the existing house that fronts 770 West, they have discussed tearing down the house because it doesn't fit in with the rest of the project. Mike thanked the council for letting him be here tonight. They have put a project together from the recommendations they received from the council at the last meeting. They went with all public roads and a mix of the townhomes and single family houses, with some commercial on the west side. They have clustered the townhomes together along the busier areas. He stated they would like the option to leave the existing home, it would not be part of the development. He is working with Matt Marziale on the amenities for the project. Councilperson Howard Chuntz asked how many townhomes and how many single family homes the project would have. Mike replied there would be 100 townhomes and 20 single family homes. He said that would be 7 ½ units per acre which is below the 9 units allowed in the R-5 zone. Councilperson Tim DeGraw asked if they were purchasing the existing house with the property and if they think it will enhance the project. Mike said they plan on updating the house, he doesn't think it enhances or detracts from the project. Councilperson Seth Sorensen asked if there are any issues with the driveway of that home entering onto 770 West. Bruce replied there wouldn't be it will be the only home fronting that road. Councilperson Sterling Rees stated it will have a fenced yard and that someone might want to live there the way it is. The mayor stated he thinks there are a lot of units in this proposal. Mike replied this plan was created based on the DRC and council recommendations. Their concern was putting any single family homes along the commercial or along the busier roads. Bruce said the question before the council tonight is whether they like this product and will approve the zone change and development agreement. The mayor asked if there was any public comment. Chuck and Valerie Wilson said they would like to get this done. There was no other public comment.

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

Bruce commented that John Dester was not ready for the meeting tonight. Jeff Nielson stated they will need to republish the notice for this public hearing when it is ready.

(to close)

MOTION BY: Councilperson Howard Chuntz to close the public hearing.

SECONDED BY: Councilperson Seth Sorensen.

VOTE: All Affirmative (5-0).

There was some discussion about whether the existing house fit in with the development. Councilperson Rees asked if the house could be left the way it was. Bruce replied it would be a permitted use. Councilperson Chuntz stated that this is a valid concern, but the problem would be to the person trying to sell the house. Mayor Christensen stated this is similar to what they have done on the Curtis property.

4. APPROVE DEVELOPMENT AGREEMENT SUMMER SPRINGS

MOTION BY: Councilperson Delys Snyder to accept the development agreement and approve the zone change from R-10 to R-5 subject to modifying the exhibit of the existing house.

SECONDED BY: Councilperson Howard Chuntz.

VOTE: Councilperson Sterling Rees; Nay, Councilperson Delys Snyder; Aye, Councilperson Howard Chuntz; Aye, Councilperson Seth Sorensen; Aye, Councilperson Tim DeGraw; Nay. (3 Aye - 2 Nay).

5. YOUTH COUNCIL

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

6. SF/SALEM CHAMBER OF COMMERCE

There was not a representative from the chamber available tonight.

7. ROOFTOP DEVELOPMENT PHASE 1 FINAL PLAT EXTENSION

Bruce explained the Rooftops Development has been approved, but is in the process of being sold again, they have requested a 6-month extension on the subdivision. Councilperson Chuntz asked if we are required to grant the extension. Attorney Junior Baker said he has never seen a first request denied, but the council is allowed to deny the request.

MOTION BY: Councilperson Sterling Rees to approve the Rooftop Development Phase 1 final plat extension for 6 months.

SECONDED BY: Councilperson Seth Sorensen.

VOTE: All Affirmative (5-0).

8. GREEN WASTE DISCUSSION

a. SPRING DATES FOR THE YARD TO BE OPEN

Matt Marziale stated they are getting ready to open the green waste area at the fairgrounds. Their suggestion is to have the yard open for 3 weeks starting April 6 until April 25,

2020, and to keep the same hours as last year 2 p.m. to 6 p.m. weekdays and 12 p.m. to 6 p.m. on Saturdays. Councilperson Delys Snyder suggested requiring residents to cover their loads, there are always a lot of branches and other yard waste dropping off trailers along Beet Road.

b. VOUCHERS FOR THE TRANSFER STATION

Jeff Nielson asked if the council wanted to do the green waste vouchers again this year. Last year we issued 227 vouchers and 143 of them were used. The vouchers allow residents to take 2 loads of green waste per year to the transfer station in Springville. The council all agreed we should keep doing the vouchers.

9. APPROVE ADDENDUM TO THE SITE IMPROVEMENT AGREEMENT FOR OLSON GREENHOUSE GARDENS

Attorney Junior Baker stated this is an addendum to the site improvement agreement between Olson's Greenhouse and Tyler Roberts regarding improvements made on Arrowhead Road. Some of this may be reimbursed through impact fees. The contract says that Olson's will pay \$220,000 and that will be their full share.

MOTION BY: Councilperson Howard Chuntz to approve the addendum to the site improvement agreement for Olson Greenhouse Gardens.

SECONDED BY: Councilperson Seth Sorensen.

VOTE: All Affirmative (5-0).

10. APPROVE PURCHASE OF SIDE BY SIDE FOR RECREATION/PUBLIC WORKS

Matt stated he is in need of a side by side for public works and recreation. He was going to put it in the budget next year, but was able to find a used one for a really good deal. The cost is \$6,000. Councilperson DeGraw asked where the money would come from if it hadn't been budgeted for. Matt said \$3,000 will come out of the recreation fund and \$3,000 will come out of public works.

MOTION BY: Councilperson Delys Snyder to approve the purchase of a side by side for recreation/public works.

SECONDED BY: Councilperson Tim DeGraw.

VOTE: All Affirmative (5-0).

11. APPROVE COVID-19 DECLARATION

Attorney Baker said as a city we are issuing a COVID-19 emergency declaration. We do not want to alarm our residents. We are issuing the declaration in compliance with state law so we could apply for certain benefits through federal funding if we needed them. The mayor can issue the declaration for 30 days and the council can extend that time. The declaration

tonight will do both of those things since we don't have an exact timeline on this situation. There is some directive for our employees and how leave should be handled if they become ill.

Mayor Christensen declared a state of emergency concerning the coronavirus (COVID-19).

MOTION BY: Councilperson Seth Sorensen to accept and extend the COVID-19 Declaration of Emergency.

SECONDED BY: Councilperson Tim DeGraw.

VOTE: All Affirmative (6-0).

12. APPROVE MINUTES OF MARCH 4, 2020

MOTION BY: Councilperson Howard Chuntz to approve the minutes of March 4, 2020.

SECONDED BY: Councilperson Delys Snyder.

VOTE: All Affirmative (5-0).

13. APPROVE BILLS FOR PAYMENT

AMOUNT: \$388,869.30

MOTION BY: Councilperson Delys Snyder to approve the bills for payment.

SECONDED BY: Councilperson Howard Chuntz.

VOTE: All Affirmative (5-0).

14. CHIEF BRAD JAMES, PUBLIC SAFETY DIRECTOR

Chief James did not have anything to report tonight.

15. STEVE COX, BUILDING OFFICIAL DIRECTOR

Steve Cox did not have anything to report tonight.

16. ATTORNEY JUNIOR BAKER

Attorney Baker did not have anything to report tonight.

17. JEFFREY NIELSON, CITY FINANCE DIRECTOR/CITY RECORDER

Jeff introduced Amy Shelley to the council, she is taking Allison Taylor's place and is doing very well. Jeff stated there will be a public hearing on accessory dwelling units at the next council meeting. He mentioned he has sent out the budgets if the council would look them over.

18. MATT MARZIALE, RECREATION/PUBLIC WORKS DIRECTOR

Matt stated they have discussed doing the curb, gutter and sidewalk with the 3 homeowners it would impact down by the pharmacy. They all loved the idea, it will keep people from parking on their lawns in front of their houses. Matt said our crew will do all the prep work and we will probably have someone else do the cement work, the project will cost approximately \$60,000. Councilperson DeGraw asked why we weren't doing the other side of the road, he would like to see the whole thing done. Bruce commented we would be happy to do the whole road if we could find the money.

Matt advised our storm water audit was over. The state was pleased and impressed with what we have done with the education part. Their initial response has some things they would like us to get started working on. Most of it has to do with making sure we document everything. He mentioned they said Dale Carter has too many responsibilities with the city and needs to have more time to work on storm water issues. He will let the council know when we get the final report. Dale said there is quite a bit of work to do, he may need to work with the council on our ordinances. Attorney Baker said the ordinances should all be in place. The mayor thanked Dale.

19. TED BARNETT, ELECTRICAL DIRECTOR

Ted Barnett was excused tonight.

20. BRUCE WARD, ENGINEERING

Bruce Ward did not have anything to report tonight.

COUNCIL REPORTS

21. MAYOR KURT CHRISTENSEN

Mayor Christensen mentioned there was a Monday morning meeting held to make some decisions on how to react to the Coronavirus. Councilperson Sorensen, who is over the recreation department, and Councilperson Snyder, who is over the library, were there. We will continue to hold these meetings.

22. COUNCILPERSON STERLING REES

Councilperson Rees reminded the council the UMPA conference in St. George has been cancelled. They don't know yet if they will hold it at a later date it depends on how long this issue ensues. He mentioned the SUVPS meeting next Thursday has also been canceled.

23. COUNCILPERSON SETH SORENSEN

Councilperson Sorensen commented all recreation will be suspended for now. He stated our recreation staff is available to help our senior citizens if they need anything. Attorney Baker mentioned Macey's and Smiths were having different shopping hours for seniors only.

Councilperson Snyder stated Stokes is also doing this at 8 a.m. on Mondays, Wednesdays, and Fridays.

24. COUNCILPERSON HOWARD CHUNTZ

Councilperson Chuntz did not have anything to report tonight.

25. COUNCILPERSON DELYS SNYDER

Councilperson Snyder mentioned that senior lunches are being handed out at the recreation office like a drive thru. She stated this is for anyone over 60 and there is a suggested donation of \$3. They will need to call the day before to order, the lunches are available on Tuesdays and Thursdays. Councilperson DeGraw asked how that was being communicated. The mayor replied it was put in the letter we put on our web page. She mentioned the library has a tiny issue, they usually proctor exams for Weber State. They will have 2 workers available to do those still.

26. COUNCILPERSON TIM DEGRAW

Councilperson DeGraw stated things are good at the sewer plant, Mike Pritchett let him know everything was okay after the earthquake. They will begin wasting sludge tomorrow and will start pressing on Tuesday.

Mayor Christensen thanked Matt and James Thomas for getting the trailer dump open. He encouraged phone calls instead of meetings.

27. CLOSED SESSION- LITIGATION

MOTION BY: Councilperson Seth Sorensen to move to a closed session.

SECONDED BY: Councilperson Howard Chuntz.

VOTE: All Affirmative (5-0).

ADJOURN CITY COUNCIL MEETING

MOTION BY: Councilperson Sterling Rees to adjourn council meeting.

SECONDED BY: Councilperson Seth Sorensen.

VOTE: All Affirmative (5-0).

MEETING ADJOURNED AT: 9:30 p.m.