

SALINA CITY CORPORATION
WORK MEETING
August 9, 2023

COUNCIL AND STAFF PRESENT:

Mayor Jed Maxwell-on the phone
Earl Taylor, excused
Jon Maxwell
Daniel Viers
Kevin Mickelsen
Randy Christiansen

Ashlee Larsen, City Recorder
Kathy Maxwell, City Treasurer, excused

AGENDA TOPICS: Jesse Nelson- Andy Rasmussen discussion of future development.

Councilman Jon Maxwell called the work meeting to order at 7:52 p.m.at the Salina City Hall to discuss Jesse Nelson's future development. **Jesse Nelson** presented drawings for Ashberry Lane. **Nelson** stated he had this map drawn up by his dad, so he wouldn't have to pay for engineering fees and have the property resurveyed. Nelson stated instead of constructing (4) four duplexes he's decided to construct a single dwelling house on lot #11. **Jon Maxwell** asked if this would fix the issue with the road.

Rasmussen stated the lots on paper are (92) ninety-two feet deep, the (3) three-bedroom unit is (40) forty-feet deep. The back setbacks are (25) twenty-five feet and the front setbacks are (27) twenty-seven feet. **Mayor Maxwell** stated we would like to see the housing in Salina City, but does it have the appropriate footage for the roadway, and is there a turnaround on the property, this could be a safety issue. **Jon Maxwell** stated in the drawing it shows they are taking away one of the duplexes, so this will fit the (75) seventy-five-foot turnaround. **Kevin Mickelsen** said the biggest problem is the entrance into the property off 400 W. You should have (30) thirty feet of roadway. **Rasmussen** stated the roadway needs to be (30) thirty feet with (12) twelve units. Ordinance 17.80.050 states it's (25) twenty-five feet up to (11) eleven units. **Nelson** stated by only placing the (11) eleven units they will be following the ordinance. Mayor and Council reviewed the parking lot ordinance. **Kelly Laier** stated they need to keep in mind this is a public driveway not a public road. **Kevin Mickelsen** said this shouldn't be a private driveway. **Kelly Laier** stated this road was approved and has been used for over (20) twenty years. **Kevin Mickelsen** stated it doesn't meet the requirements to add more units. **Laier** voiced his concerns and can't understand why this doesn't meet the requirements. **Mayor Maxwell** stated his recommendation is to take it back to (1) one parcel, every time you build on it, it's a new building on a new parcel which is no different than a new subdivision. **Kelly Laier** stated he doesn't agree with that. **Kevin Mickelsen** asked if the parcel was recorded as a subdivision. **Rasmussen** stated no, and nobody knows why it wasn't recorded that way.

Rasmussen said in 1999 or 2000 Salina City approved the street (10) ten feet on each side when the first duplexes were constructed. Nelson would like to continue to construct more duplexes and they are willing to work with Salina City on the turnaround. **Brock Jackson** from Six

County asked if this was approached as a new application. **Nelson** stated when he purchased the property years ago, he intended on constructing more duplexes and it was approved at that time. **Jackson** stated if it's treated as a new application then you would need to follow the updated ordinances, but he understands the importance of needing new housing. **Nelson** is wondering why the council is going against him when he's trying to bring in new housing to Salina City and help improve the parcel. **Jon Maxwell** stated they want everyone to follow the Salina City Ordinances. Council discussed other projects in town and some issues that occurred by not following the ordinances.

Jackson stated in the subdivision code it states all streets within city limits will be required to be dedicated for public use.

Nelson stated he can't afford to do the sidewalk, curb, and gutter, it's a huge expense, but he is willing to give up one of the duplexes to make the street wider. **Jackson** asked if this is the only private road in Salina.

Jon Maxwell asked council what the requirements are for Nelson to move forward. **Kevin Mickelsen** stated, if this is a private road all the lots need to go into one parcel. Council discussed the R-1 and R-2 Zones. **Kelly Laier** agreed it would be a good idea to change the property back into (1) one parcel. Council discussed the setbacks, zone changes, water meters and making sure the parcel would have enough parking. **Jon Maxwell** asked if it would be easier to do a variance or change the ordinance. **Laier** suggested changing the ordinance.

Jorgen Mickelsen asked if the road becomes private is Nelson willing to place an isolation valve for the pressurized irrigation and culinary water. **Rasmussen** stated they will need to figure that out. **Kevin Mickelsen** asked Brock Jackson what his thoughts are regarding the private road.

Jackson said if the property was sold in (40) forty years would the road fall back onto Salina City without having any type of agreement stating it's a private road. **Danny Viers** asked if this is considered approved as a private road and if there is an emergency who will be held liable.

Kelly Laier stated in the parking lot ordinance it states, from five to eleven (11) dwelling units, one twenty-four (24) foot two-way access strip, or two, sixteen (16) feet, one-way access strips.

Kevin Mickelsen voiced his concerns about this street being a T-Intersection. **Jon Maxwell** stated a couple reasons why the drawing wasn't approved at the last meeting, is because there are no private roads in town, the road needs to have sidewalk, curb and gutter, the setbacks don't fit, and the turnaround needs to be fixed. **Kelly Laier** said he doesn't understand why Nelson can't use the road that was constructed (20) twenty years ago. **Nelson** stated he is trying to make the area nice and give more housing for Salina City. **Mayor Maxwell** stated in the Salina City Ordinance it states they're no private roads. **Kelly Laier** stated he has never read this in any ordinance. **Mayor Maxwell** stated in ordinance 16.04.060; Street Requirements it states all streets within the city limits will be required to be dedicated for public use. The dedication of half streets in any subdivision is prohibited except where essential to the reasonable development of the subdivision in conformity with the other requirements of these rules and where the council finds it will be practicable to require the dedication of the other if subdivided. **Kelly Laier** stated that ordinance is required for subdivisions. **Mayor Maxwell** stated if it has more than (1) one parcel it is considered a subdivision. **Kelly Laier** stated this has never been subdivided as a subdivision. Mayor and council discussed the subdivision ordinance. **Andy Rasmussen** asked if it's recorded under (1) one parcel and zoned something similar to the trailer park will that fix the private road issue. Mayor and Council agreed if they record it as (1) one parcel this would clean up a lot of issues. **Nelson** said he agreed to doing this at the Planning & Zoning meeting. **Brock Jackson** asked how the (1) one parcel would be documented and doesn't think it's the best idea.

Laier stated it would have to be placed on the deed. **Kevin Mickelsen** said Salina City will not supply any statements or agreements. **Laier** stated that was the recommendations from Planning & Zoning to have the Salina City Attorney write-up an agreement. **Viers** asked what the process is to place this into (1) one parcel. **Rasmussen** is assuming they will need to get with the title company to place it on the deed. **Kevin Mickelsen** also suggested Nelson implementing a proper design. **Rasmussen** stated it's been surveyed and designed. Council agreed they need an official plat map drawn up. **Mickelsen** said he doesn't want to see Salina City get stuck with more issues like they have in the past, and he's concerned about the safety aspect of the street. **Jon Maxwell** suggested, Nelson having this recorded into (1) one parcel. **Nelson** said he wants to make the parcel look nice but has a budget to work with. **Rasmussen** asked the council what they would like to do with sewer and water, originally it was set up as a (6) six-inch meter, but that meter failed. **Rasmussen** asked the council if they wanted each unit on its own 6-inch water meter. **Brad Allen** stated Salina City doesn't have \$8,000.00 to replace the meter. Mayor and Council discussed the pros and cons of only having one meter for the parcel or individual meters per unit. **Nelson** agreed to do a meter per unit. Mayor and Council discussed the drainage and the issue of not having a sidewalk, curb, and gutter. **Kevin Mickelsen** suggested leaving the parcel as is and if Nelson wants to construct additional units, he needs to follow the Salina City Ordinances. **Rasmussen** spoke to Salina City Maintenance about the drainage. **Rasmussen** said they are willing to record the parcel in one ownership, he doesn't see the water flow being an issue they want to know what they can do for Salina City to accept the plans. **Rasmussen** said the parcel was never recorded as a subdivision through Sevier County. **Viers** stated Salina City needs housing and he is fine moving forward with the plans, but in the future, if the property is sold it needs to be sold as (1) one parcel. **Rasmussen** stated he understands Salina City didn't create this problem and the council will have to live with the decisions they make today, whatever is decided needs to be recorded in a deed or plat legally and placed in an addendum. **Brock Jackson** stated in ordinance 17-64-110 it states there is a time limitation in the building permit. Salina City doesn't want empty lots, but they need to follow their ordinances. The council discussed their concerns about the bottleneck road, safety issues, setbacks, and drainage. **Randy Christiansen** stated he is fine with the Ashberry Lane plans if it meets the criteria of one parcel, Council discussed having the Salina City Attorney write-up a documentation before approving the plans. **Nelson** will work on the preliminary plans and come back to the next scheduled council meeting.

Daniel Viers motioned to adjourn the work meeting at 9:25 p.m. **Kevin Mickelsen** seconded. Motion carried 3 to 0.

Date 11-8-2023 Mayor 
Date 11-8-2023 City Recorder 