

AGENDA FOR SALINA CITY CORPORATION
at the Salina City Hall
90 West Main Street, Salina, Utah
7:00 P.M. June 25, 2025

COUNCIL AND STAFF PRESENT:

Mayor Jed Maxwell
Earl Taylor
Jon Maxwell
Kevin Mickelsen
Randy Christiansen
Allen Tietjen

Ashlee Larsen, City Recorder
Kathy Maxwell, City Treasurer, excused
Jorgen Mickelson & Brad Allen, excused
Maintenance Supervisor
Al Taylor, Chief of Police

Mayor Jed Maxwell called the City Council to order at 7:00pm. Welcomed everyone present. Earl Taylor offered the opening prayer.

Approval of City Council meeting on May 28, 2025, was motioned by **Earl Taylor. Randy Christiansen** seconded. Motion carried 5 to 0.

Approval of City Council Meeting June 11, 2025, tabled

Approval of Bills Submitted for Payment was motioned by **Jon Maxwell. Allen Tietjen** seconded. Motion carried 5 to 0.

Visitors:

Dave & Lisa Torgerson
Brock Jackson R-6
Lora Fielding-Salina Sun
Ross Mitchell-Salina City Code Enforcement

AGENDA TOPIC

Mayor
Jed Maxwell
Ordinance 180-2025; Amending chapter 17.28 single- Family Residential Zone R-1; Section 17.28.040 minimum lot width exception. **Ordinance 180-2025** was motioned by **Allen Tietjen. Earl Taylor** seconded. Motion carried 5 to 0.

Ordinance 182-2025, an ordinance amending sections of Salina City code updating language Regarding fees. **Allen Tietjen** asked if he needed to carry a business license for a single house rental. **Brock Jackson** asked if the home is a long- or short-term rental. **Tietjen** stated hopefully it's a long term rental.

Ashlee Larsen stated he doesn't need a business license for a long-term rental, but the utilities must stay in the homeowner's name. Mayor and Council reviewed Ordinance 182-2025 **Jon Maxwell** motioned to approve Ordinance 182-2025. **Earl Taylor** seconded. Motion carried 5 to 0.

Final review of Ordinance 183-2025. Mayor Maxwell and Council reviewed Ordinance 183-2025. **Allen Tietjen** stated he has a couple questions regarding this ordinance, he suggested changing the timeframe from one (1) year to a six (6) month waiting period. **Brock Jackson** said the purpose of one (1) year waiting period is, so the homeowner doesn't come to the city council every month. **Tietjen** doesn't think it's right for the homeowners to wait a full year before they can apply for a zone change again. **Jackson** stated it's up to the City Council if they want to make that change to the ordinance. **Earl Taylor** stated in the ordinance on letter F, it states if the zone changes petition is denied, resubmission of an application for the same or substantially similar amendment shall not be allowed for a period of twelve (12) months, unless the City Council determines that substantial changes in circumstances justify reconsideration.

Mayor Maxwell stated the reason why it was set to 12 months is so the homeowner can't continue to apply every month. **Tietjen** stated he thinks 3 to 6 months seems a little more adequate.

Mayor Maxwell stated the letters sent out by planning and zoning are a good thing, because it protects the surrounding neighbor's property if they don't want a zone change in their area, they have the right to vote on it.

Tietjen stated this is being abused. **Christiansen** asked in what way is this ordinance being abused. **Tietjen** stated he knows an individual in town who purchased property to construct a multi-family unit. Somebody on planning and zoning wanted to purchase the same property but was out bid, the person on planning and zoning changed the multi-family to an R-1 zone. The owner then lost his rights to build a multi-family unit. **Mayor Maxwell** said I don't think in this specific case you are talking about the gentleman was on planning and zoning.

Kevin Mickelsen stated he feels Planning & Zoning does a great job, they've got a lot to deal with and several ordinances to understand. **Tietjen** stated in other areas it's easier to get projects completed than in Salina City.

Jon Maxwell stated ultimately Salina City Council makes the final decisions for Salina City and he's received a lot of great feedback about Planning & Zoning.

Tietjen stated Salina City needs to review and update their ordinances and make things easier for homeowners. **Earl Taylor** agreed to updating some ordinances.

Tietjen mentioned several homes in Salina City that are vacant and need upkeep. Salina City is short on housing and should have the homeowners clean up their property or rent out the vacant homes. Mayor Maxwell and Council discussed vacant homes in town and updating ordinances to help beautify the town. **Jon Maxwell** stated the problem is these vacant homes are owned by somebody who makes the decision if they are willing to fix the homes or rent them out Salina City can have their code enforcer send a letter if the yard. **Tietjen** stated he spoke with City Council members in other cities, and they have an ordinance in place if a home is vacant for more than six (6) months they charge the homeowner a fee which makes it more expensive for them to own. The problem in Salina City is the homeowners are barely doing enough to keep up with the homes and yards. **Brock Jackson** stated it's interesting charging a fee to the unoccupied home, this could venture into some property right issues.

Jon Maxwell suggested Tietjen receiving some of the ordinances from other cities and reviewing them. **Tietjen** is proposing we do what we can to make Salina City look nicer. Mayor Maxwell and the Council agreed that we need to beautify our town. **Jon Maxwell** suggested doing something like Redmond and Aurora presenting the yard of the month.

Tietjen stated he will approve this ordinance with the change of less than one (1) year. **Mayor Maxwell** and the City Council reviewed the process of the ordinance. Mayor Maxwell asked the city

Council to please review Ordinance 183-2025 for any changes.

Tietjen stated he wanted to change the zone on his parcel to help clean up his sheds, but the zone change wasn't approved. **Kathy Maxwell** stated Mr. Tietjen came to Planning & Zoning and wanted to make some changes, Tietjen suggested placing a quilting shop or storage units. Planning and Zoning was open to this mailed out letters to the surrounding homeowners, the majority of the letters did not want the zone change to a C2 zone. Mr. Tietjen also proposed a variance to construct a shed on his property line. This didn't meet the qualifications to extend his garage. **Allen Tietjen** stated he reached out to the Irrigation Company and said they were happy to let him construct the garage. **Kathy Maxwell** stated there are 0 setbacks on the west side of his house. **Tietjen** stated the irrigation canal is quite away from the road. **Mayor Maxwell** asked in a C2 zone how would you divert water away from your neighbor's property. **Tietjen** stated he would need to place a drip system or change his roof to go towards his house. **Earl Taylor** stated Salina City needs to make ordinances more beneficial to homeowners unless it's affecting residents of Salina City and if its state mandated. The Mayor and Council discussed setbacks and ordinances.

Approval of deeding road that accesses the Pressurized Irrigation Pond **Kevin Mickelsen** motioned to approve construction of the new road at the Pressurized Irrigation Pond. **Earl Taylor** seconded. Motion carried 5 to 0.

Review Budget Mayor Maxwell asked council to review the end of the fiscal year budget, and reach out to the department heads with any changes before the 1st of July 2025.

Blackhawk Arena

Director Jake Van: excused

Police Chief

Al Taylor:

Planning and Zoning

Chairperson:

Maint. Supervisor

Jorgen Mickelson

Brad Allen: excused

COUNCIL MEMBER BUSINESS

Earl Taylor:

Jon Maxwell:

Business of the Quarter Lucky 7 Parlour Mayor and Council presented Business of the Quarter to Breanna Bosshardt, Lucky 7 Parlour and thanked her for all she does in our community.

Kevin Mickelsen:

Approval of Fire Department cash for the 4th of July **Kevin Mickelsen** motioned to approve the fire department \$1500 towards the 4th of July festivities. **Jon Maxwell** seconded. Motion carried 5 to 0.

Randy Christiansen:

Allen Tietjen:

Jon Maxwell motioned to adjourn the City Council at 7:46 p.m. **Kevin Mickelsen** seconded. Motion carried 5 to 0.

Date 7-23-2025

Mayor Jon Maxwell

Date 7/23/2025

City Recorder Shelli Layne