



Salem City Council Meeting will also be held electronically, using the Zoom program.

If you would like to participate, please call the city offices (801-423-2770) or email (salemcity@salemcity.org) **before 5:00 p.m. on Wednesday, August 20th to request the link.**

DATE: August 20, 2025 (City Council Chamber 30 West 100 South)

6:00 p.m. WORK SESSION

1. Ordinance Amending Title 14, Chapter 1, Subsection 065 – Accessory Dwelling Units, Salem City Code Discussion
2. Agenda Item Discussion
3. Staff/Council Reports

7:00 p.m. AGENDA – REGULAR COUNCIL MEETING

1. Volunteer Motivational/Inspirational Message
2. Invitation to Say Pledge of Allegiance
3. Recognition – First Responder Success Story “A Life Saved”
4. Youth Council Report
5. SF / Salem Chamber Report
6. Citizen Request: Christine Blythe – Rocky Mountain Power Pole
7. Decision: Emergency Water Agreement – Salem and Woodland Hills
8. Decision: Resolution Removing Agricultural Protection from the Viridian Property and Declaring the Area Expired
9. Decision: Meeting Minutes – August 6, 2025
10. Decision: Bills for Payment

DIRECTORS REPORTS

11. Matt Marziale, Manager
12. Chief Brad James, Public Safety Dept.
13. Steve Cox, Building Dept.
14. Walter Bird, Attorney
15. Lisa Webster, City Planner

16. Jeffrey Nielson, Finance/Recorder
17. Adam Clements, Electrical Dept.
18. Bradey Wilde, Engineering Dept.
19. John Bowcut, Fiber Dept.
20. Jen Wright, Recreation Dept.
21. James Thomas, Public Works Dept.

COUNCIL REPORTS

22. Mayor Kurt L Christensen
 - a. Finances/Budget
 - b. City Employees
 - c. Miss Salem
 - d. UMPA Report
 - e. Public Safety
23. Councilperson Kelly Peterson
 - a. Power
 - b. Fiber
 - c. SUVPS Report
24. Councilperson Cristy Simons
 - a. Parks & Recreation
 - b. Chamber of Commerce
25. Councilperson Cynthia Deveraux Rees
 - a. Library
 - b. Solid Waste/Recycling
 - c. Youth Council
26. Councilperson Paul Taylor
 - a. Water (Primary & Secondary)
 - b. Mt Nebo & SUVMWA
27. Councilperson Tim De Graw
 - a. Sewer
 - b. Storm Drain
 - c. Roads & Trails
28. CLOSED SESSION -The Salem City Council may temporarily recess the regular meeting and convene in a closed session to discuss pending or reasonably imminent litigation; the purchase, exchange, or lease of real property or water; or to discuss the character, professional competence or physical or mental health of an individual as provided by Utah Code Annotated §52-4-205.

Please Note: If you have an item that you would like to have discussed before the City Council, please fill out a request form, which is available online at salemcity.org or at the City Office, and return it to the City Office by 5:00 p.m. the Thursday prior to the meeting you would like to attend.

Minutes of the Salem City Council Meeting held on August 20, 2025 in the Salem City Council Chambers.

6:00PM WORK SESSION

Mayor Pro Tem Kelly Peterson stated that Mayor Christensen was excused from the meeting and that he would preside in his absence.

1. Ordinance Amending Title 14, Chapter 1, Subsection 065 – Accessory Dwelling Units, Salem City Code Discussion

Lisa Webster began the work session with discussion on amending Title 14, Chapter 1, tied to the City's moderate-income housing reporting requirements. The focus was on Accessory Dwelling Units (ADUs), including commitments to review zoning, promote their use, and consider impact fee adjustments. Staff noted 19 ADUs are currently registered, though many more exist unreported, with only three new ones added last year. The Council discussed whether to waive impact fees for detached ADUs, agreeing that fees should still apply if utility systems must be upsized. Councilperson De Graw emphasized the importance of encouraging self-reporting to ensure safety and compliance. Ordinance language was also reviewed, which currently restricts detached ADUs to accessory structures (such as above garages) rather than standalone cottages. Broader issues of density, affordability, and neighborhood impacts were also considered. Additional discussion focused on minimum lot sizes, with several members supporting a one-acre requirement, consistent with practices in other cities. Parking concerns were reviewed, with the ordinance requiring five off-street spaces (including tandem parking) and replacement of any garage spaces converted to living space. Landscaping requirements are limited by state law. Councilmembers also noted that ADUs provide opportunities for multi-generational housing, an area where the City currently has limited options. Staff indicated that related ordinance updates will be brought to Council, including triggers for curb, gutter, and sidewalk improvements when thresholds of living space or construction costs are reached. These updates aim to close gaps for non-living space improvements, such as garages or "man caves," that currently avoid such requirements. Lisa Webster stated that feedback from this work session will be provided to our consultant and incorporated into the ongoing general plan update before a comprehensive ordinance is prepared for adoption.

2. Councilperson De Graw's presentation: Protecting Our Community: The Need for Clear Ordinances on Cannabinoid Products

Councilperson De Graw discussed concerns regarding unregulated cannabinoid products and their impact on the community and local schools. While state law allows for regulated medical cannabis under strict licensing, many unregulated and synthetic products remain widely available and pose significant health and enforcement challenges. Councilperson De Graw emphasized that he does not want the City of Salem to allow businesses to set up shops that sell these products. He stated that what he wants out of an ordinance is to ensure that no business can contribute to the production, sale, or distribution of unregulated cannabinoid products. He requested support in drafting such an ordinance, and the council was supportive of this direction. Attorney Walter Bird stated that he would look into the matter further.

3. Agenda Item Discussion

Agenda Item 7- Matt Marziale presented an interlocal emergency water agreement between Salem City and Woodland Hills. The agreement, modeled after similar ones with Payson and Elk Ridge, will allow the two cities to share culinary water in times of emergency. Currently, Salem can provide water to Woodland Hills, but not vice versa, due to infrastructure limitations. As part of the agreement, the Three Bridges development will cover the cost of engineering and constructing the redundant connection needed, making the arrangement beneficial for Salem City. Woodland Hills is expected to sign the agreement following Salem City's approval.

Agenda Item 8 - Lisa Webster stated that the Viridian development, designated as part of an Agriculture Protection Area (APA) in 2001, was annexed into Salem City from unincorporated Utah County. The county is required to remove annexed land from an APA within 30 days, but this removal never occurred. When DR Horton recently requested removal, the County advised that, because the property is now within Salem City limits, jurisdiction rests with the City and they cannot act. Upon annexation, Salem City assumed full land use authority over the property, and the APA designation no longer serves a purpose. Removing the designation will align official records with the property's current municipal status and intended development use. Staff recommend that the City Council adopt Resolution No. 82025 to remove the Agriculture Protection Area designation for the Viridian property and declare the designation expired.

MEETING CONVENED AT: 7:00 p.m.

CONDUCTING: Mayor Pro-Tem Kelly Peterson

COUNCIL PRESENT:

Councilperson Kelly Peterson
Councilperson Cynthia Deveraux Rees
Councilperson Paul Taylor
Councilperson Tim De Graw

STAFF PRESENT:

Jeffrey Nielson, Finance/Recorder
Chief Brad James, Police Chief
Walter Bird, City Attorney
Adam Clements, Electrical Dept.
Matt Marziale, City Manager
Steve Cox, Building Dept.
John Bowcut, Fiber Dept.
Jen Wright, Recreation Dept.
Bradey Wilde, Engineer
Lisa Webster, Planner
Mashaylie Harrison

OTHERS PRESENT

Please See Attached Document at Bottom

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

Councilperson Taylor stated he would like to offer a motivational message in the form of a prayer.

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

Councilperson Peterson 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. RECOGNITION – FIRST RESPONDER SUCCESS STORY “A LIFE SAVED”

Chief Brad James welcomed Chris Shields and her team from Mountain View Hospital, who were present to recognize Salem’s first responders for their life-saving efforts. Chris Shields, Director of EMS Relations for HCA Healthcare and Mountain View Hospital, shared the story of a Salem resident, who suffered a cardiac arrest at their home on March 1, 2025. She outlined the timeline of events beginning with the resident collapsing while outside their home, and the resident’s spouse, immediately initiating CPR and calling 911. Officer Bigler arrived within minutes and worked with the resident’s spouse to apply the AED and deliver the first shock, while continuing CPR until Salem EMS and Fire arrived. Responders provided advanced life support, successfully restoring a pulse and stabilizing the resident for transport to Mountain View Hospital. At the hospital, emergency and cardiac teams continued care, including defibrillation and placement of a stent to treat a critical blockage. The Salem residents’ condition improved, and they made a remarkable recovery, ultimately

being discharged on March 5, 2025. Chris Shields emphasized the extraordinary teamwork between Salem Police, EMS, Fire, Mountain View Hospital staff, and the crucial early response by the resident's spouse. She noted that each action contributed directly to saving the resident's life. The resident and their spouse were present at the meeting as a testament to those efforts, and the council joined with Mountain View Hospital CEO Kevin Johnson and Chief James in recognizing and honoring the first responders and medical teams who played vital roles in the resident's survival and recovery. Recognition was extended to the Firefighters of R151, including Macy Nielsen, Larry Stone, Troy Tischiner, Bradey Wilde, Layne Farley, and Kyle Hendricks; to EMS personnel Lisa Horton, Tanner Aryle, James Peterson, and Jake Farley; and to Police Officers Justin Bigler and Sergeant Dallin Marbery.

4. YOUTH COUNCIL REPORT

No one from the Youth Council was present at tonight's meeting.

5. SF/SALEM CHAMBER REPORT

No one from the Chamber was present at tonight's meeting.

6. CITIZEN REQUEST: CHRISTINE BLYTHE – ROCKY MOUNTAIN POWER POLE

Christine Blythe, Chris Blythe, Mary Ybarra, Garnet Kutterer, Sheree Cochran, Matt Miller, Bruce Jensen, and Rebekah Frost were present to share concerns regarding the Rocky Mountain Power transmission line project. The representatives from Salem Park explained that the proposed 44-mile transmission line would include 135-foot towers located 30 to 60 feet from property lines outside of Salem City limits. They expressed concerns that the project could significantly reduce property values, with estimates of up to a 20% decrease. Additional concerns were raised about the proximity of the towers to backyards, safety, health, mental health, and wildlife with birds and wetlands were all discussed. The residents noted that most of the community only became aware of the project less than ten days earlier after receiving notice from Utah County regarding the Utah County Planning Commission meeting. They stated they did not get notices of a meeting held by Rocky Mountain Power back in June of 2024 informing affected landowners of the project, but Rocky Mountain Power stated they sent notices out. They expressed their disappointment that Salem City did not notice them of the project. Since they found out about the Utah County Planning Commission meeting, they have organized a coalition, contacted media outlets, and begun advocating against the project. Councilmember De Graw thanked the residents for attending and acknowledged their concerns. He stated that he first became aware of this project only the previous week. He emphasized that the council and city staff care deeply about residents' concerns and will continue to ask questions of Rocky Mountain Power, but because the project is outside Salem's jurisdiction, the city has limited influence. Mayor Pro-Tem reiterated that the line is still in the design phase and assured residents that the city will do what it can, though its authority is limited.

7. DECISION: EMERGENCY WATER AGREEMENT – SALEM AND WOODLAND HILLS

As discussed in the work session, Matt Marziale presented an interlocal emergency water agreement between Salem City and Woodland Hills. The agreement, modeled after similar agreements with Payson and Elk Ridge, would allow the two cities to share culinary water in times of emergency. Currently, Salem has the ability to provide water to Woodland Hills but does not have the infrastructure in place to receive water in return. As part of the agreement, the Three Bridges development will fund the engineering and construction of the redundant connection necessary for Woodland Hills to provide water to Salem if needed. This arrangement comes at no cost to Salem City and is considered mutually beneficial. Woodland Hills is expected to approve the agreement following Salem City's approval.

MOTION BY: Councilperson Taylor made a motion to approve the Emergency Water Agreement between Salem and Woodland Hills.

SECONDED BY: Councilperson Rees

VOTE: Councilperson Peterson; Aye, Councilperson Rees; Aye, Councilperson Taylor; Aye, Councilperson De Graw; Aye (4 Ayes)

8. DECISION: RESOLUTION REMOVING AGRICULTURAL PROTECTION FROM THE VIRIDIAN PROPERTY AND DECLARING THE AREA EXPIRED

As discussed in the work session, Lisa Webster explained that the Viridian development, which was designated as part of an Agriculture Protection Area (APA) in 2001, was later annexed into Salem City from unincorporated Utah County. The county is required to remove annexed land from an APA within 30 days, but this removal never occurred. When DR Horton recently requested removal, the County advised that, because the property is now within Salem City limits, jurisdiction rests with the City and they cannot act. Upon annexation, Salem City assumed full land use authority over the property, and the APA designation no longer serves a purpose. Removing the designation will align official records with the property's current municipal status and intended development use. Staff recommends that the City Council adopt Resolution No. 82025 to remove the Agriculture Protection Area designation for the Viridian property and declare the designation expired.

MOTION BY: Councilperson De Graw proposed to adopt the Resolution Removing Agricultural Protection from the Viridian Property and declaring the Area Expired.

SECONDED BY: Councilperson Taylor

VOTE: Councilperson Peterson; Aye, Councilperson Rees; Aye, Councilperson Taylor; Aye, Councilperson De Graw; Aye (4 Ayes)

9. DECISION: MEETING MINUTES – AUGUST 6, 2025

Mayor Pro-Tem asked for a motion to approve the minutes of August 6, 2025.

MOTION BY: Councilperson Rees made a motion to approve the minutes of August 6, 2025.

SECONDED BY: Councilperson Taylor

VOTE: Councilperson Peterson; Aye, Councilperson Rees; Aye, Councilperson Taylor; Aye, Councilperson De Graw; Aye (4 Ayes)

10. DECISION: BILLS FOR PAYMENT

Mayor Pro-Tem asked for a motion to pay the bills in the sum of \$3,340,445.65.

MOTION BY: Councilperson Taylor made a motion to pay the bills in the sum of \$3,340,445.65.

SECONDED BY: Councilperson De Graw

VOTE: Councilperson Peterson; Aye, Councilperson Rees; Aye, Councilperson Taylor; Aye, Councilperson De Graw; Aye (4 Ayes)

11. MATT MARZIALE, MANAGER

Matt Marziale reported on roadway improvements on 100 East near the Orchard Farm subdivision. Two large pine trees that created a roadway bottleneck have been removed with the property owner's approval. Stump removal and preparation for curb, gutter, sidewalk, and roadway improvements are scheduled to follow, along with relocation of a light pole and communications box. Councilperson De Graw had concerns regarding an unused utility pole on 100 East near Salem Canal Road. Adam Clements noted ongoing difficulty in coordinating with the utility company responsible for the pole, and discussion included liability considerations if the hazard is not addressed. Matt Marziale further reported that the bid for hydro-seeding at the local soccer park is currently out, with three hydro-seed companies having responded with requests for additional information. The sprinkler system has been completed and is scheduled to be tested next week. September 4th is the anticipated date to apply the hydro-seed, which should allow a six- to seven-week growth period. With this schedule, the park is expected to be ready for recreation use by late summer or early fall of next year.

12. CHIEF BRAD JAMES, PUBLIC SAFETY DEPT.

Chief Brad James acknowledged that it has been a difficult week for law enforcement and asked that Tremonton be kept in our thoughts and prayers. He expressed support for the concerns and initiative referenced by Tim, noting broader issues within the country. He also stated that he is very proud of the City's public safety performance and statistics.

13. STEVE COX, BUILDING DEPT.

Steve Cox didn't have anything to add to tonight's meeting.

14. WALTER BIRD, ATTORNEY

Attorney Walter Bird didn't have anything to add to tonight's meeting.

15. LISA WEBSTER, CITY PLANNER

Lisa Webster didn't have anything to add to tonight's meeting.

16. JEFFREY NIELSON, FINANCE/RECORDER

Jeff Nielson reported that he anticipates completing July's budget soon. He also noted that the Veterans' football game is scheduled for next Friday evening.

17. ADAM CLEMENTS, ELECTRICAL DEPT.

Adam Clements didn't have anything to add to tonight's meeting.

18. BRADEY WILDE, ENGINEERING DEPT.

Bradey Wilde didn't have anything to add to tonight's meeting.

19. JOHN BOWCUT, FIBER DEPT.

John Bowcut stated, there are currently 2,246 Fiber customers, and a new fiber path has been established between us and Spanish Fork through the Juniper Ridge subdivision; while activation is currently on hold, the path could be used in an emergency.

20. JEN WRIGHT, RECREATION DEPT.

Jen Wright expressed gratitude to everyone who contributed to the success of Salem Days.

21. JAMES THOMAS, PUBLIC WORKS DEPT.

James Thomas was excused from tonight's meeting.

COUNCIL REPORTS

22. MAYOR KURT CHRISTENSEN

Mayor Kurt Christensen was excused from tonight's meeting.

23. COUNCILPERSON KELLY PETERSON

Councilperson Peterson reported an update regarding UMPA and SUVPS. It was noted that the UMPA Summer Social will be held next Wednesday at the Provo Recreation Center for councils and member representatives. Council was also informed that SUVPS is moving

forward with expansion of the power lines. The current project is out to bid, extending from Spanish Fork to the Leland area, with bids expected back soon. Following that, the next project will involve rebuilding the line that runs through Salem. A company has been hired to assist with public outreach and notifications to residents in affected areas. All work will be limited to existing infrastructure, with upgrades including new poles and conductors. This notification process has been successful in Spanish Fork and is expected to be equally effective in Salem.

24. COUNCILPERSON CRISTY SIMONS

Councilperson Simons was excused from tonight's meeting.

25. COUNCILPERSON CYNTHIA DEVERAUX REES

Councilperson Rees expressed appreciation to the Police Department for their dedicated service during recent city events, noting the visible effort and commitment of the officers. It was reported that the Library Auction was a great success, with the change from holding it on Fireworks Night to the Friday before proving to be well received by the community. The event is expected to continue in this format in future years. Additionally, it was announced that the Salem Library has been selected as one of only 68 libraries nationwide to serve as an official Children's Book Council reading location. As part of this program, the library will receive over 600 books for patrons to review and vote on, with results contributing to a national resource for teachers and librarians. This recognition was highlighted as an exciting achievement for the community.

26. COUNCILPERSON PAUL TAYLOR

Councilperson Taylor expressed appreciation to the staff for their efforts during Salem Days and noted receiving positive feedback from community members

27. COUNCILPERSON TIM DEGRAW

Councilperson De Graw provided updates and expressed appreciation for the City's staff, emergency personnel, and recreation department, noting that Salem offers a unique and safe hometown environment that brings the community together. It was reported that the gearbox and motor for the third ring at the sewer plant have been received. This equipment is essential for Phase II of the plant's expansion. Work is expected to begin within two weeks, bringing the third ring back into production, and once operational, the remaining rings can be taken offline for upgrades. Current influent flow and plant parameters are performing well, with most August projects focused on building maintenance. The facility continues to perform at an exceptional level and is considered state-of-the-art. Several roads in town, including 500 North, 100 South, and portions of Salem Canal Road, received new surfacing this week. Collector roads and high-traffic areas requiring additional traction are being treated with chip seal, while other roads are receiving HA5 sealant for preservation. It was noted that strong candidates have applied for open positions in the Streets Department. One candidate with a CDL has been offered a position, which will aid in snow removal

during the winter. Another candidate, transitioning internally from the Streets Department to Sewer Collections, will fill an open position in that area.

28. CLOSED SESSION

There was no closed session for tonight's meeting.

ADJOURN CITY COUNCIL MEETING

MOTION BY: Councilperson Rees motioned to adjourn the council meeting.

SECONDED BY: Councilperson De Graw

VOTE: Councilperson Peterson; Aye, Councilperson Rees; Aye, Councilperson Taylor; Aye, Councilperson De Graw; Aye (4 Ayes)

MEETING ADJOURNED AT: 8:06

Jeffrey Nielson, City Recorder

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SECONDED BY: Councilperson De Graw

VOTE: Councilperson Peterson; Aye, Councilperson Rees; Aye, Councilperson Taylor; Aye, Councilperson De Graw; Aye (4 Ayes)

MEETING ADJOURNED AT: 8:06



Jeffrey Nielson, City Recorder

Salem City Attendance Record
For City Council held on August 20, 2025

	Please Print Name	Please Sign Name
1	Angela Madsen	Amadsen
2	Craig Sacco	C Sacco
3	Delys Smyde	Delys Smyde
4	Davenya DeGraw	D DeGraw
5	Emma Jensen	E Jensen
6	Bruce Jensen	B Jensen
7	Kris Shields	K Shields MCH
8	Karen Boothe	Karen Boothe
9	Marcia Ealey	Marcia Ealey
10	Sean Unger	Sean Unger
11	Greg Miller	Greg Miller
12	Lanelan Ealey	Lanelan Ealey
13	KYLE HENDRICKS	K Hendricks
14	Justin Bryker	J Bryker
15	Colby Swanson	C Swanson
16	Brigham Nielson	B Nielson
17	MACY NEELSON	M Nielson
18	WADE REYNOLDS	W Reynolds
19	TROY TISCHNER	T Tischner
20	Annette Russon	A Russon
21	Tanner Argyle	T Argyle
22	Lisa Horton	L Horton
23	JAMES PETERSON	J Peterson
24	JOHN HORTON	J Horton
25	JAY HORTON	J Horton
26	R. LAYNE FARLEY	R Layne Farley
27	Jack Farley	J Farley
28	JAMES EALEY	J Ealey
29	Monica Ealey	M Ealey
30	Lori Farley	L Farley

Salem City Attendance Record
For City Council held on August 20, 2025

	Please Print Name	Please Sign Name
31	Ken Wright	Ken Wright
32	Rodney F. Amussen	Rodney F. Amussen
33	Karen Boothe	Karen Boothe
34	Emily Peterson	Emily Peterson
35	Jeff Peterson	Jeff Peterson
36	Tim Law	Tim Law
37	JEFF KARTCHNER	Jeff Kartchner
38	Marilyn Kartchner	Marilyn Kartchner
39	Zoe Wright	Zoe Wright
40	Camron Wozniak	Camron Wozniak
41	Curtis Dean Shields	Curtis Dean Shields
42	Rebekah Frost	Rebekah Frost
43	Christine Blythe	Christine Blythe
44	Christopher Blythe	Christopher Blythe
45	Garnet Kutterer	Garnet Kutterer
46	Michael Fitzgerald	Michael Fitzgerald
47	Jennifer Fitzgerald	Jennifer Fitzgerald
48	Cora Dockter	Cora Dockter
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