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, September 16th to request the link.**

DATE: September 16, 2026 (City Council Chamber 30 West 100 South)

5:30 p.m. WORK SESSION

1. Inland Port Mapping and Assignment Areas Discussion
2. Drinking Water, Pressurized Irrigation, & Storm Drain Impact Fees Discussion
3. Discussion on Side Setbacks for Structures 200 sq feet or less
4. Agenda Item Discussion

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

1. Volunteer Motivational/Inspirational Message
2. Invitation to Say Pledge of Allegiance
3. Youth Council Report
4. SF / Salem Chamber Report
5. PUBLIC HEARING:
   a. Update to Transportation Impact Fee Facilities Plan (IFFP) and Transportation Impact Fee Analysis (IFA)
6. DECISION: Update to Transportation Impact Fee Facilities Plan (IFFP) and Transportation Impact Fee Analysis (IFA)
7. DECISION: Meeting Minutes – Sept 2, 2026
8. DECISION: Bills for Payment

DIRECTORS REPORTS

9. Matt Marziale, Manager
10. Chief Greg Gurney, Public Safety Dept.
11. Steve Cox, Building Director
12. Walter Bird, Attorney
13. Lisa Webster, City Planner
14. Jeffrey Nielson, Finance/Recorder
15. Adam Clements, Electrical Director
16. Bradey Wilde, Engineering Director
17. John Bowcut, Fiber Director
18. Jen Wright, Recreation Director
19. James Thomas, Public Works Director

COUNCIL REPORTS

20. Mayor Cristy Simons
    Finances/Budget, City Employees, Miss Salem, UMPA Report, Public Safety, Economic Development, UCCG, MAG, MPO

In compliance with the A.D.A., individuals needing special accommodation during this meeting should notify the Salem City Office at 30 W. 100 S. or call (801)423-2770 at least three working days prior to meeting.

21. Councilperson Tim De Graw
    ULCT, Fiber, Utah Lake Committee, Sewer Treatment Plant/Collections, Community Development, MAG Alt
22. Councilperson Cynthia Deveraux Rees
    Library, Solid Waste/Recycling, Memorial Day, Pond Town Christmas, Kindness Creates Peace (Mt Loafer Elem)
23. Councilperson Paul Taylor
    Public Works, Mt Nebo & SUVMWA, Kindness Creates Peace (Foothills Elementary), SUVSWD Alt, DRC Alternate, Emergency Preparedness, SUVPS Board Member
24. Councilperson Craig Sacco
    Parks & Recreation, Youth Council, Emergency Preparedness, Kindness Creates Peace (Salem Elementary), SUVMWA Alt/Mt Nebo Water Alt
25. Councilperson Delys Snyder
    SF/Salem Chamber of Commerce, Salem Business Network, DRC, UMPA Alt, Citizen Education
26. 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.

Minutes of the Salem City Council Meeting held on September 16, 2026 in the Salem City Council Chambers.

5:30PM WORK SESSION

1. Inland Port Authority Mapping and Assignment Areas Discussion

City Manager Marziale led a discussion regarding potential Inland Port Authority areas and reviewed proposed parcels with the Council and staff. The Council discussed potential impacts to residents, infrastructure needs, property ownership, and future commercial and industrial development.

The Council discussed several potential areas, including the triangle south of the Krishna Temple, Beer Creek Boulevard, and city-owned property in northwest Salem. Staff discussed potential future uses for city-owned property, including a Public Works, Power, and Fiber campus.

The Council discussed the types of businesses it would like to attract, with an emphasis on high-paying, clean industries such as medical devices, semiconductors, pharmaceuticals, biotechnology, and aerospace rather than outdoor storage or industrial yards.

The Council reviewed input from property owner Boyd Brown regarding potential Inland Port areas. Councilmembers expressed interest in preserving valuable areas near the freeway for future retail and commercial development.

Marziale explained that additional areas can be designated in the future, but areas receiving Inland Port funding cannot later be removed from the program. Marziale and Councilmember De Graw will prepare a proposed map and report for Council review before submitting the City's recommendations to the Inland Port Authority.

2. Drinking Water, Pressurized Irrigation, & Storm Drain Impact Fees Discussion

Chris Thompson from Hansen Allen and Luce presented updates to the Drinking Water, Pressurized Irrigation, and Storm Drain Impact Fees, noting that all three increased by more than $400 due to annual adjustments. He explained the treatment of properties without pressurized irrigation and answered questions from Councilmembers Sacco and Snyder regarding the fee tables and statutory requirements. The Council also discussed the previously proposed 25% impact fee reduction. City Engineer Wilde mentioned that he plans to bring forward two items at the October 7th council meeting – an update to the transportation master plan and the storm drain master plan. Councilmember De Graw expressed appreciation for the city's consultants while emphasizing the importance of reviewing consultant data for accuracy and completeness.

3. Discussion on Side Setbacks for Structures 200 sq feet or less

Cox proposed amending the code to require a minimum 2-foot setback from all property lines for detached sheds and similar structures 200 square feet or less, consistent with the existing requirement for open-sided accessory structures under Section 14-1-060.

4. Agenda Item Discussion

Additional agenda items were discussed during the city council meeting.

MEETING CONVENED AT: 7:06 p.m.

CONDUCTING: Mayor Cristy Simons

COUNCIL PRESENT:

Mayor Cristy Simons
Councilperson Tim De Graw
Councilperson Cynthia Deveraux Rees
Councilperson Craig Sacco
Councilperson Delys Snyder
Councilperson Paul Taylor

STAFF PRESENT:

Jeffrey Nielson, Finance/Recorder
Chief Greg Gurney, Police Chief
Walter Bird, City Attorney
Adam Clements, Electrical Director
Matt Marziale, City Manager
Steve Cox, Building Director
John Bowcut, Fiber Director
Lisa Webster, City Planner (excused)
James Thomas, Public Works Director
Jen Wright, Recreation Director
Megan Grover, Deputy Recorder

OTHERS PRESENT

Please See Attached Document at Bottom

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

Councilperson Cynthia Devereaux Rees stated she would like to offer a motivational message in the form of a prayer.

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

Councilperson Delys Snyder invited those who wish to participate, to stand and say the pledge of allegiance with her. She then led the pledge of allegiance to those who wanted to participate.

3. YOUTH COUNCIL REPORT

Excused tonight

4. SF/SALEM CHAMBER REPORT

The Chamber of Commerce was excused. Councilmember Snyder announced the upcoming Business Summit on September 24 and a Meet the Mayor event. Mayor and staff plan to attend, and Councilmembers were invited to RSVP.

5. PUBLIC HEARING: UPDATE TO TRANSPORTATION IMPACT FEE FACILITIES PLAN (IFFP) AND TRANSPORTATION IMPACT FEE ANALYSIS (IFA)

City Engineer Bradey Wilde presented the updated Transportation Impact Fee Facilities Plan and Impact Fee Analysis. The plan identifies approximately $45 million in impact fee-eligible projects and includes projected costs and inflation. The maximum impact fee for a single-family detached home is $2,975.92. Councilmember Snyder asked about project prioritization, and Wilde clarified that the projects are not listed in a specific order. Mayor Simons reviewed the public hearing guidelines before opening the hearing.

MOTION BY: Councilperson Rees
SECONDED BY: Councilperson Sacco
VOTE: Councilperson De Graw; Aye, Councilperson Snyder; Aye, Councilperson Sacco; Aye, Councilperson Taylor; Aye, Councilperson Rees; Aye (5 Ayes)

PUBLIC COMMENTS:

Boyd Brown of New Salem Development asked for clarification regarding the proposed 25% impact fee reduction and which transportation projects would be affected.

Eileen Miller of the Utah Valley Homebuilders Association expressed appreciation for City staff's participation in the homebuilders' Associations meetings and process and noted that the annual impact fee updates are helpful to the industry to keep costs as current as possible.

There were no further public comments, so Mayor Simons called for a motion to go out of public hearing.

MOTION BY: Councilperson Taylor
SECONDED BY: Councilperson Rees
VOTE: Councilperson De Graw; Aye, Councilperson Snyder; Aye, Councilperson Sacco; Aye, Councilperson Taylor; Aye, Councilperson Rees; Aye (5 Ayes)

City Engineer Bradey Wilde addressed Boyd Brown's question regarding the proposed 25% discount, clarifying that the proposed single-family residential fee would be $2,231.94 and that the reduction is not a uniform 25% due to differing calculations on the different types of property. Wilde reviewed the roadway project impact fee table and explained how individual projects relate to the impact fees and potential reimbursements.

Councilperson De Graw had comments regarding housing affordability strategies in Utah. While addressing affordability requires a collaborative approach across state and local governments, it is equally essential that homebuilders and industry associations share in this accountability. Meaningful solutions depend on direct industry commitment to sustainable development and cost management alongside public sector efforts.

6. DECISION:UPDATE TO TRANSPORTATION IMPACT FEE FACILITIES PLAN (IFFP) AND TRANSPORTATION IMPACT FEE ANALYSIS (IFA)

MOTION BY: Councilperson Snyder motioned to accept the update to the Transportation Impact Fee Facilities Plan (IFFP) and Transportation Impact Fee Analysis (IFA)
SECONDED BY: Councilperson Sacco
VOTE: Councilperson De Graw; Aye, Councilperson Snyder; Aye, Councilperson Sacco; Aye, Councilperson Taylor; Aye, Councilperson Rees; Aye (5 Ayes)

7. DECISION: MEETING MINUTES – SEPTEMBER 2, 2026

Mayor Simons asked for a motion to approve the minutes for September 2, 2026.

MOTION BY: Councilperson Taylor motioned to accept the minutes from September 2, 2026.
SECONDED BY: Councilperson Rees
VOTE: Councilperson De Graw; Aye, Councilperson Snyder; Aye, Councilperson Sacco; Aye, Councilperson Taylor; Aye, Councilperson Rees; Aye (5 Ayes)

8. DECISION: BILLS FOR PAYMENT

Mayor Simons asked for a motion to pay the bills in the sum of $3,230,862.35.

MOTION BY: Councilperson Sacco motioned to pay the bills in the sum of $3,230,862.35.
SECONDED BY: Councilperson Snyder
VOTE: Councilperson De Graw; Aye, Councilperson Snyder; Aye, Councilperson Sacco; Aye, Councilperson Taylor; Aye, Councilperson Rees; Aye (5 Ayes)

DIRECTORS REPORTS

9. MATT MARZIALE, MANAGER

Nothing additional tonight. Marziale asked to be excused to get to another commitment.

10. CHIEF GREG GURNEY, PUBLIC SAFETY DEPT.

Chief Gurney gave a brief report from Public Safety which he stated he would share with the Mayor and Council. In general, the number of calls has increased across the board in all types of calls.

11. STEVE COX, BUILDING DIRECTOR

Cox provided his report from the building department on the number of permits processed. There are currently 91 permits – 81 single family, 10 town homes, and 56 permits waiting to be paid.

12. WALTER BIRD, CITY ATTORNEY

Nothing

13. LISA WEBSTER, CITY PLANNER

Excused tonight

14. JEFFREY NIELSON, FINANCE/RECORDER

Nothing additional

15. ADAM CLEMENTS, ELECTRICAL DIRECTOR

He is looking forward to the Salem Academy Power and Fiber presentation tomorrow.

16. BRADEY WILDE, ENGINEERING DIRECTOR

He will have a few updates at the next council meeting in October. He also wanted to thank the Mayor and Council for their recognition of First Responders last week. He informed council that a job offer for the Planning and Engineering Administrative Coordinator had been extended to Jamie Bishop who will start later in the week.

17. JOHN BOWCUT, FIBER DIRECTOR

Bowcut reported on the technical cause of a recent Salem Fiber outage that occurred during the BYU football game. The service was mostly out for about 1 hour. It had nothing to do with the game itself and high usage, but was just coincidental timing.

18. JEN WRIGHT, RECREATION DIRECTOR

Nothing tonight.

19. JAMES THOMAS, PUBLIC WORKS DIRECTOR

Thomas updated the Council on the boat dock restrooms and asked their feedback on a potential fish cleaning station. The Council unanimously agreed they are not interested in pursuing a fish cleaning station. He also reported that paving at Loafer Soccer Park is expected to begin soon. The budget category for those costs will be organized with Finance Director Nielson.

Thomas reported that the existing well is operating at approximately 2,300 gallons per minute following replacement of the 20-year-old pump. He also provided updates on the Apple Blossom paving project and the upcoming 300 West sidewalk project, which will include 5-foot-wide concrete sidewalks.

COUNCIL REPORTS

20. MAYOR CRISTY SIMONS

Mayor Simons announced an event on November 3 at 11:00 a.m. at Reflections Park to unveil new placards and conclude the America 250 celebration. Mayor Simons then excused herself and turned the remainder of the meeting over to Councilmember De Graw.

21. COUNCILPERSON TIM DE GRAW

Councilperson De Graw offered an apology for his emotional response to the Home Builders Association.

22. COUNCILPERSON CYNTHIA DEVERAUX REES

Nothing tonight

23. COUNCILPERSON CRAIG SACCO

Councilmember Sacco offered an observation that he was surprised by the response from Councilperson De Graw to the thank you from the Home Builders Assocation. He asked how Councilmembers could receive information discussed at HBA meetings in advance. Councilmember De Graw suggested sharing the information with City Recorder/Finance Director Jeff Nielson, who could distribute it to the Council members.

24. COUNCILPERSON DELYS SNYDER

Councilmember Snyder announced the Salem Business Network luncheon on October 5 and the final Salem Citizen's Academy session on November 12. Councilmembers were invited to attend the Citizen's Academy. Councilmember Sacco noted his experience of positive interaction between staff and participants throughout the academy.

25. COUNCILPERSON PAUL TAYLOR

Nothing additional.

26. CLOSED SESSION

No closed session was held.

ADJOURN CITY COUNCIL MEETING

MOTION BY: Councilperson Taylor
SECONDED BY: Councilperson Snyder
VOTE: Councilperson De Graw; Aye, Councilperson Snyder; Aye, Councilperson Sacco; Aye, Councilperson Taylor; Aye, Councilperson Rees; Aye (5 Ayes)

MEETING ADJOURNED AT: 7:54pm

_____
Jeffrey Nielson, City Recorder

25. COUNCILPERSON PAUL TAYLOR

Nothing additional.

26. CLOSED SESSION

No closed session was held.

ADJOURN CITY COUNCIL MEETING

MOTION BY: Councilperson Taylor
SECONDED BY: Councilperson Snyder
VOTE: Councilperson De Graw; Aye, Councilperson Snyder; Aye, Councilperson Sacco; Aye, Councilperson Taylor; Aye, Councilperson Rees; Aye (5 Ayes)

MEETING ADJOURNED AT: 7:54pm

Jeffrey Nielson, City Recorder

Salem City Attendance Record For City Council held on September 16, 2026		
	Please Print Name	**Please Sign Name**
1	Beta Tischner	
2	BRENT M. TISCHNER	
3	Boyd Brown	
4	PATRICIA BURK	
5	Karen Boothe	
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