

**Salina City Corporation  
Council Meeting  
7:00 p.m. September 14, 2022**

**COUNCIL AND STAFF PRESENT:**

Mayor Jed Maxwell  
Earl Taylor  
Jon Maxwell  
Daniel Viers  
Kevin Mickelsen  
Randy Christiansen

Ashlee Larsen, City Recorder  
Kathy Maxwell, City Treasurer, excused  
Jorgen Mickelson, Maint. Supervisor  
Brad Allen, Maint. Supervisor  
Al Taylor, Police Chief  
Kelly Laier, P&Z Chairperson  
Lora Fielding, Salina Sun

**VISITORS:**

Wesley Andreason  
Dana Andreason  
Justin Abbott

**Mayor Jed Maxwell** called the regular City Council meeting to order 7:00 p.m. at the Salina City Hall welcomed everyone present and led the pledge of allegiance. Wesley Andreason offered the opening prayer.

Approval Council meeting minutes August 24, 2022 was motioned by **Daniel Viers**. **Jon Maxwell** seconded. **Randy Christiansen** abstained. Motion carried 4 to 1.

Approval work meeting minutes August 24, 2022 was motioned by **Jon Maxwell**. **Daniel Viers** seconded. **Randy Christiansen** abstained. Motion carried 4 to 1.

Approval work meeting minutes August 11, 2021 was motioned by **Daniel Viers**. **Earl Taylor** seconded. **Kevin Mickelsen** and **Randy Christiansen** abstained. Motion carried 3 to 2.

Approval work meeting minutes July 14, 2021 was motioned by **Earl Taylor**. **Daniel Viers** seconded. **Kevin Mickelsen** and **Randy Christiansen** abstained. Motion carried 3 to 2.

Approval of Bills Submitted for Payment was motioned by **Daniel Viers**. **Jon Maxwell** seconded. **Randy Christiansen** abstained. Motion carried 4 to 1.

**VISITORS PRESENT FOR COUNCIL MEETING:**

**Wesley Andreason Discussion on Willow Lane Subdivision** Wes Andreason stated he's here to present the Willow Lane Subdivision plans again. The Subdivision plans were initially approved and signed by Salina City Council in 2009.

In 2007 some issues were cleared up, and the plans needed to be reapproved. **Andreason** presented the original documents to the Mayor and Council for review. **Andreason** stated in 2009, the mylars were taken to Sevier County to be recorded by Jeannean B. Nielsen. This

document was notarized with document # 00361243. **Andreason** stated records show Sevier County sent a letter on July 16, 2009 that an error was detected on the plans. **Andreason** didn't receive the letter until recently he thought everything had been recorded.

In the letter from Sevier County the plans required a street name and an acreage on the lot to be recorded with Sevier County. **Andreason** stated he thinks the reason why these issues weren't addressed is because his father was having health issues. The original plan was a (7) seven lot subdivision including his parcel on the North-West end of the cul-de-sac. When the plans were redrawn in 2007-2009 it became a (10) ten lot subdivision. **Andreason** stated Savage Survey corrected the plans with placing the name of the subdivision on the plat. **Andreason** stated they were asked to construct a throw street to connect future development on 400 North. **Andreason** compared the 2007 plans with the 2009 plans and there were two amendments, the location of the 100-radius cul-de-sac and creating a throw street to connect to 400 North. **Andreason** stated he feels the requirements have been met and asked City Council to please resign the plans which will bring new development to Salina City. **Daniel Viers** asked Kelly Laier P&Z Chairperson if the plans met all Salina City's current ordinances. **Kelly Laier** stated he hasn't had the opportunity to review the updated plans. **Kelly Laier** asked Andreason without the throw street is there enough frontage on the lots. **Andreason** stated yes, the frontage was met originally in 2005, 2007, and 2009. **Laier** asked if the frontage on the street had been met with eliminating the through street on the updated plans. **Andreason** stated yes, the frontage is still there for the (2) two lots adjacent to 300 North and invited Laier to review the plans. **Andreason** stated he doesn't see why there is an issue they have dealt with these plans (4) four different times.

**Andreason** reviewed the acreage and lot sizes with the Mayor and Council. **Kevin Mickelsen** asked Laier if the required frontage is 72 feet. **Laier** stated no, the minimum lot width is 80-feet. **Mayor Maxwell** stated the setback is 30-feet.

Mayor Maxwell, Council, Laier and Andreason reviewed the setbacks, drainage, road right away and utility easements on the plans. **Andreason** stated once the "meets and bounds," the size of lots located on the North, South, East, and West are recorded it should meet all the requirements and can be recorded with Sevier County. **Andreason** mentioned on the plans there is a street name located at the top, Willow Lane Subdivision, but it is not located on the road and does not have the acreage on each lot. **Andreason** feels like they have done their due diligence and would like to have this amendment made. **Dana Andreason** stated if they would have known about the issues with no street name and no acreage of each lot, this could have been taken care of years ago. They just received the letter in 2021. **Jon Maxwell** stated the Andreason's should have received the letter from Sevier County not Salina City. **Mayor Maxwell** stated Jason Mackelprang said the plans need to be resubmitted through Sevier County, just because they're stamped doesn't mean it's been recorded. **Andreason** said he would like to amend the plans and move forward with them. **Andreason** said Earl Taylor is an original Council member and signed both sets of plans. Earl Taylor stated he can remember signing the plans. **Kelly Laier** stated the plans can't be signed until the parcels are split and surveyed, the house currently being constructed shows it's on the entire parcel. Before the subdivision can be recorded with Sevier County the parcels need to be split and surveyed. **Laier** stated he spoke with Jason Mackelprang today and Mackelprang said it doesn't show the parcels being split or the subdivision being recorded. **Andreason** agrees, he also spoke with Mackelprang and he told him the same thing. Once he records the meets and bounds it will subdivide from lot 1 to 10. **Andreason** stated he needs to have the signatures tonight to present it to Sevier County. **Laier** stated they can't be

signed until the lots are subdivided. **Mayor Maxwell** stated the plans can't be signed until the lots are parceled off.

**Mayor Maxwell** mentioned the two lots adjacent to 300 North are separated from the subdivision. The two lots need to be recorded by the Andreasons. **Andreason** stated Mayor Maxwell can attest to Salina City approving the (2) two front lots being developed before the subdivision development. If they weren't developed within the same year. **Andreason** asked Mayor and Council, moving forward do they see any other issues with the plans. **Jon Maxwell** asked Andreason if Planning and Zoning had reviewed the plans. **Andreason** stated no, he didn't think they needed to since it was already approved and done in 2009. **Jon Maxwell** stated Planning & Zoning should approve the plans first, then you bring them to City Council. **Kelly Laier** stated Jason Mackelprang said to do things properly the plans need to go through Planning & Zoning and make sure all current requirements are met since it's been so many years. It also needs to be surveyed. **Kevin Mickelsen** asked if Salina City Engineers need to approve the plans. **Mayor Maxwell** stated once the plans are approved and before the roads are constructed, Andreason will need to have a third-party engineer test all utility lines. Salina City will have their engineers come in and approve the development. Mayor Maxwell and Council suggested **Andreason** complete minor adjustments to adhere to county requirements then take the plans to Planning and Zoning for their approval prior to bringing it back to City Council.

## **AGENDA TOPIC**

### **Mayor**

**Jed Maxwell: Randy Christiansen Council Member Oath of Office: Ashlee Larsen** City Recorder swore in Randy Christiansen for the City Council vacancy replacing former councilmember Cade Hunter.

**Review budget Mayor Maxwell** asked Council to please review their budget and make any necessary adjustments if necessary.

**Mayor Maxwell** reported Salina City, Rocky Mountain Power, and Sevier County received a 3-way grant amount \$9,999.00 to study the power need in the Industrial Park. Currently the Industrial Park uses (2) two megs but it is not uncommon for businesses that are relocating to request 22 megawatts. Recently, a refrigeration company was looking at the Salina Industrial Park but necessitated 8 megs, which is unavailable at this time in the Industrial Park. With the grant they will study options with the water and sewer capacities, and the best way for Salina City to proceed and grow.

Blackhawk Arena

Director Jake Van: excused

### **Police Chief**

**Al Taylor Discuss new Police employee Chief Taylor:** stated Salina City hired a new Police Officer Branden Housley who was a former marine and a "really great guy", he currently lives in Richfield and his start date will begin work on Monday September 19, 2022. Housley will begin POST and LEO training November 2022 through April 2023. Housley will be required to sign a two-year employment contract once he has completed his training. **Taylor** stated it's hard for

small agencies to find adequate officers when bigger agencies are paying quite a bit more.

**Discuss cost of P.O.S.T.** Chief Taylor reviewed the cost of P.O.S.T the actual cost of the training is around \$10,000.00 which will include food, transportation, and housing. The training starts on November 7<sup>th</sup>, 2022 it consists of (4) four days per week. Chief Taylor asked Mayor and Council to please review the (2) two-year contract and stated Salina City Attorney has reviewed the contract. The employee will also be placed on a (1) one-year probation period. Mayor and Council spoke about the leased truck and their concerns with the new employee living in Richfield.

## **Planning and Zoning**

### **Chairperson**

**Kelly Laier: Update on preconstruction meeting Love's RV Park** Laier stated Love's RV Park; construction is underway which will consist of 50 units and they plan to open this Fall. Loves are extremely organized, efficient and have all permits and necessary components ready. Laier is confident they will meet their goal. The 50 RV spots will have full hook ups, and they're planning for a recreation area/playground, and a dog park. Love's owns a large piece of property west of their truck stop. They will highly consider expanding in the future. **Jon Maxwell** stated Love's will have a meeting every Tuesday at 1:00p.m onsite. Laier stated they require steel toe boots and hardhats on the construction site.

**Kelly Laier** asked Mayor and Council to please review the Subdivision Ordinance and at the next meeting, they will know what's involved and understand it.

### **Maint. Supervisor**

**Jorgen Mickelson/Brad Allen: Discuss 7-day sewer test** Mickelson asked for permission to proceed with a 7-day sewer test. The test will give them information on how much the pond will hold, and how soon they will need to dredge the pond. This will help control grease issues with the pond. Mickelson stated they can't keep record of the solids or the grease that enters the pond, only the water going through, and if the pond isn't managed correctly, it will die off. Which will be a large expense for Salina City. **Mickelson** stated there is a lot of grease on the pond, even though grease traps throughout the city is checked regularly. The study will give them necessary information to treat the pond adequately. Also, it will provide feedback and best practices for future growth. **Daniel Viers** motioned to approve the 7-day sewer test up to \$745.00. **Earl Taylor** seconded. Motion carried 5 to 0.

## **COUNCIL MEMBER BUSINESS**

**Earl Taylor Approval of Court Report August 2022** Earl Taylor presented the Court Report for August 2022. Total collected \$8,872.85 with Salina City's portion \$5,627.10 **Earl Taylor** motioned to accept the Court Report for August 2022. **Daniel Viers** seconded. Motion carried 5 to 0.

Jon Maxwell:

Daniel Viers:

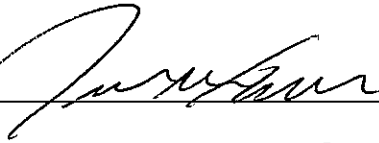
Kevin Mickelsen:

Randy Christiansen:

**Daniel Viers** motioned to adjourn the City Council at 8:03 p.m. **Jon Maxwell** seconded.  
Motion carried 5 to 0.

Date 10/12/2022

Mayor



Date 10/12/2022

City Recorder

