

Minutes of the Salem RDA Meeting held on November 7, 2007 in the Salem City Council Chambers.

MEETING CONVENED AT: 7:00 p.m.

CONDUCTING: Mayor J. Lane Henderson

COUNCIL PRESENT:

Mayor J. Lane Henderson
Councilperson Lynn Durrant
Councilperson Brent V. Hanks
Councilperson Terry A. Ficklin
Councilperson Stanley W. Green
Councilperson Jeff D. Higginson

STAFF PRESENT:

Jeffrey Nielson, City Recorder
Chief Brad James, Police Chief
David Johnson, Public Works
Junior Baker, City Attorney
Bruce Ward, City Engineer

OTHERS PRESENT

J Reed Cornaby
Tracy Scott
Lana Harris
Mallory Byrnes
Camron Buhler
Robert Davidson
Tanner Robertson
Benjermen Davidson
David Crawford
Blake Alanis
Nathaniel Goodman

Lucy Cornaby
Trestan Galbraith
Jessica Stone
Preston Williams
Megan Hillier
Tucker Robertson
Riley Davidson
Scott Alanis
Mathew Crawford
Levi Stone
Wyatte Hancock

Blitch Shuman
Thayne Scott
Frank Leany
Rick Robertson
Katie Combs
Joe Robertson
Colton Hight
John Davidson
Michael Stone
Michael Goodman
Brady Olsen

1. WELCOME

Attorney Randall Feil, Salem City RDA, stated that the city has created a Community Development Area. The five acres of property the city just transferred to the RDA, will be the Community Development Area.

The minutes should show that this is the time and the date set for a public hearing on the Salem North Community Development Project Area and Project Area Plan and for public comment, conducted by the Salem City Redevelopment Agency on Wednesday, November 7, 2007 at 7:00 p.m. in the City Council Chambers, Salem City Hall, 30 West 100 South, Salem, Utah, pursuant to Notice. The purposes of this public hearing are to:

(1) Allow public comment on the draft Salem North Community Development Project Area Plan (the "Project Area Plan") for the Salem North Community Development

Project Area (the "Project Area");

(2) Allow public comment on whether the draft Project Area Plan should be revised, adopted or rejected; and

(3) Receive all written objections and hear all oral objections to the draft Project Area Plan.

The following documents, along with their related certificates or affidavits of mailing, proofs of publication, etc., will be made part of the public hearing record:

1. A Notice of Public Hearing as required by the Community Development and Renewal Agencies Act, Title 17C, Parts 1 through 4, Utah Code Annotated 1953 as amended (the "Act"), Sections 17C-4-401 and 402, Utah Code Annotated, which was published on October 15, 2007 in the Daily Herald Newspaper.
2. The Redevelopment Agency Resolution 9-19-07 dated the 19th day of September 2007 authorizing the preparation of a draft project area plan, as provided by Section 17C-4-101 of the Act.
3. A Notice executed by the Redevelopment Agency which was mailed to: (a) each owner of record owning property within the boundaries of the proposed Project Area; (b) each taxing entity having the power to levy a tax within the boundaries of the proposed Project Area.
4. The draft Community Development Project Area Plan entitled, "Salem North Community Development Project Area Plan" containing the provisions required by the Act, which draft Plan has been available for public inspection at the office of the Redevelopment Agency since at least October 1, 2007. Copies of said Plan are also available at this hearing and may be reviewed by interested parties.
5. The Agenda of this meeting and the Notice of Meeting which has been given as required by Section 52-4-6, Utah Code Annotated.

The Redevelopment Agency is holding this public hearing pursuant to the provisions of

Section 17C-4-402(1)(e)(1) of the Act which reads as follows:

"(1) In order to adopt a project area plan, after adopting a resolution under Subsection 17C-4-101 the agency shall:

- (e) hold a public hearing on the draft project area plan and, at that public hearing:
 - (I) allow public comment on:
 - (A) the draft project area plan; and
 - (B) whether the draft project area plan should be revised, approved, or rejected."

The public record should reflect that at the time of commencement of this public hearing, the Redevelopment Agency had received no objections to the Project Area Plan. The Agency will consider any oral or written objections to the adoption of the draft Community Development Project Area Plan which may be made or presented at this hearing.

2. PUBLIC HEARING

MOTION BY: Councilperson Stanley Green to open Public Hearing.

SECONDED BY: Councilperson Brent Hanks.

VOTE: All Affirmative (5-0).

A. Explanation of Purposes of the Public Hearing – Randall Feil

Attorney Randall Feil explained the purposes of the public hearing prior.

B. Review of Salem North Community Development Project Area Plan – Junior Baker & Randall Feil.

Attorney Randall Feil, reviewed the Project Area Plan. He stated that it contains the legal description, a map of the area, the land use (the property is currently vacant and being farmed), layout of principal streets in the project area, population, building intensities in the project area (this is raw land at the moment). It sets the standards, how it will fit in with the general plan, will follow building codes, and work with planning & zoning. There is an analysis of the project, and states that the city is working with a grocery store. The plan gives the agency a flexibility to work with business to bring them to the city.

C. Agency Board Question Period Regarding Draft Plan.

There were no questions from the agency board members.

D. Receipt of Written or Oral Objections to the Project Area Plan Should be Revised, Adopted or Rejected:

1) Presentations by Property Owners within Proposed Project Area, if Any

There were no questions or presentations by property owners.

2) Presentations by Taxing Entities, if Any

There were no presentations by taxing entities.

3) Presentations by Other Parties Having and Interest

Reed Cornaby was wondering if all of the five acres of property will be commercial. It was stated that it would be commercial. The question was asked if there is other property in the RDA. It was stated that there is not. Katie asked what the property will be used for. Mayor Henderson stated that the city is working with a grocery store, and would like to see it there.

E. Agency Board Question Period and Response by Agency Staff

There were no questions.

3. Motion to Close Public Hearing

MOTION BY: Councilperson Jeff Higginson to close the public hearing.

SECONDED BY: Councilperson Lynn Durrant.

VOTE: All Affirmative (5-0).

4. Summary of Proposed Findings of Agency – Randall Feil

Attorney Randall Feil went over the findings: The Redevelopment Agency has determined and found as follows:

The adoption of the Project Area Plan will:

A. Satisfy a public purpose by, among other things, encouraging and accomplishing appropriate development and economic development within the Project Area;

B. Provide a public benefit, as shown by the benefit analysis included in the Project Area Plan as required pursuant to Subsection 17C-4-103(11) of the Act;

C. Be economically sound and feasible; it is expected that the private sector will perform required construction and installation relating to projects, and any related funding from the Agency will be by way of grants received by the Agency;

D. Conform to Salem City's general plan, because the Plan provides that all development in the Project Area is to be in accordance with the City's zoning ordinances and requirements;

E. Promote the public peace, health, safety and welfare of Salem City.

5. Consideration and Adoption of Finding

MOTION BY: Councilperson Lynn Durrant to Adopt the Findings as they have been presented.

SECONDED BY: Councilperson Jeff Higginson.

VOTE: All Affirmative (5-0).

6. Consideration and Adoption of Resolution Adopting the Salem North Community Development Project Area Plan Dated September 28, 2007.

MOTION BY: Councilperson Brent Hanks to Approve the Consideration and Adoption of Resolution Adopting the Salem North Community Development Project Area Plan Dated September 28, 2007.

SECONDED BY: Councilperson Jeff Higginson.

VOTE: All Affirmative (5-0).

7. Resolution Accepting Grant of Property From Salem City

MOTION BY: Councilperson Lynn Durrant to Approve Resolution Accepting Grant of Property from Salem City.

SECONDED BY: Councilperson Stanley Green.

VOTE: All Affirmative (5-0).

8. Approve Minutes of Prior RDA Meeting

MOTION BY: Councilperson Lynn Durrant to approve the Minutes of September 19, 2007.

SECONDED BY: Councilperson Terry Ficklin.

VOTE: All Affirmative (5-0).

9. Motion to Adjourn Redevelopment Agency Meeting.

MOTION BY: Councilperson Stanley Green to Adjourn Redevelopment Agency Meeting and return to City Council Meeting.

SECONDED BY: Councilperson Jeff Higginson.

VOTE: All Affirmative (5-0).

MEETING ADJOURNED AT: 7:30 p.m.

Jeffrey Nielson, City Recorder