

## Meeting of Salem Plan Commission 12/10/18

Meeting called to order @ 7:00 P.M. by Mike Graham, Chairman

**Members present:** Craig Flynn, John Cuddy, Mike Graham, Barry Bunce, Doug Matzek, Dave Gilles (via phone)

**Others present:** None

**Agenda:**

1. Town Ordinance Updates
2. Set Agenda and Meeting Dates for 2019

Mike provided a summary of all the current ordinances to the members. For each one, the current status was provided (i.e., year passed, if current version is on the website, etc.) as well as any actions needed such as putting it on the website or revising what is on the website. Ordinances reviewed and discussed included Animal Control, Uniform Dwelling Code, All-terrain Vehicles, Town Road Weight Limits, Private Access Roads, Citation Ordinance, and Subdivision Ordinance. Also discussed was the Zoning section of the website and whether the current version of the Comprehensive Plan is on the website.

### **Actions Needed:**

**Uniform Dwelling Code** – The website includes a link to an amendment in 2007 but does not link the actual ordinance. All Croix contact information is listed under Licenses/permits. Mike will get the original ordinance and also check current contract info w All Croix to make sure we have current info on website.

**Private Access Roads** – The website has the current version of the Private Access Road Ordinance. The Driveway Permit on the Website (under “Licenses/Permits”) is the old version. Town Board adopted a new version of this in 2017. Mike will get the new version on the Website by end of January and make sure fee information on Website is made current.

**Subdivision Ordinance** – This ordinance is not currently on the website. Mike will coordinate getting it on the website and also verify when the board passed the ordinance.

**Comprehensive Plan** – The current version of the Comp Plan (revised in 2018) is not on the website. No record could be found of the Town Board approving the 2018 revisions so this item is going on the agenda for approval for the January 2019 meeting.

Motion to adjourn @ 7:45 P.M. was made by John Cuddy, 2nd by Craig Flynn. M.C.

Minutes submitted by Mike Graham

**Town of Salem Planning Commission Meeting**  
May14, 2018

Meeting called to order @ 7:03 P.M. by Mike Graham, chairman

**Members present:** John Cuddy, Doug Matzek (alternate), Mike Graham, Dave Gilles, Craig Flynn, Barry Bunce

**Others present:** Jim Fetzer, Ken & Greg Fruit, Andy, Dan & Joe Wieser, Salem Town residents; Mike Cina & Kris Kusilek, representing Total Excavating; Brian Johnson (Fruit), Ken Swanson, (Fruit), visitors

**Agenda:**

Consideration of Wieser Concrete & Total Excavating proposal to expand the Wieser Concrete Products, Inc. existing Conditional Use Permit (dated Jan 4, 2017) or obtain a new CUP for an expanded mining footprint.

**Town Role in the Process:**

Chairman Graham explained the purpose of the Planning Commission, stating that land management issues for the township are guided by the Town's Comprehensive Plan and that the Commission is an advisory board for the Town Board who in turn make official comments on behalf of the Town to the Pierce County Land Management Committee during CUP processes. Graham explained that the Town would be represented at the County LMC hearing/meeting to provide the Town's input regarding this request.

**Discussion:**

Andy Wieser presented the committee with the "Site Information for Non-Metallic Mining Reclamation Wieser Site-Amendment" dated May 8, 2018 and explained the desire to expand an additional 120 acres as shown in the plans. The entire 120 acres would not be mined; the area intended for mining is a smaller area which is shown in a red dashed line on the plans. There currently is no phasing/schedule in the plan for opening up areas for mining or for reclamation, but the intent is to open up approximately 10 acres at a time and then reclaim that area before going on to the next 10 acres to mine. Andy stated that they would come up with a phasing schedule. It was discussed that the schedule would be based on acres, not timelines, since accurate predictions regarding the pace of mining are not possible.

Dave Gilles made the following statement: "I present my concerns on this topic tonight, and in any future meetings on this topic, as a Town of Salem resident, property owner and Planning Commission member".

Committee members addressed the issue of Wieser's constructing a bridge over the Rush River which had been proposed over the past several years. This would take the burden for truck traffic off the Town Road (390<sup>th</sup> Ave.) and trucks could access U.S. Highway 10 directly from Wieser's operation. Weiser had stated in the past (i.e., February 27, 2017 letter to nearby residents) that the bridge would be beneficial for public safety, their employees and others that used the road. A copy of this certified letter can be reviewed in the May 8, monthly board meeting. Graham stated that Andy had committed to building the bridge when he had a long enough commitment/contract for materials and/or the tonnage under commitment was adequate to make it economically feasible. Graham stated that this request for a major expansion appeared to provide the assurance needed to build the bridge and, if it was not built now, when would it ever be done. John Cuddy expressed concerns that the bridge seemed to be something that was always just out of reach and conditions would never be perfect to build it.

Chairman Graham asked the members of the public if they had any questions or comments. One attendee requested a copy of the set of plans which he was given.

After much discussion by all, Dave Gilles made a motion to deny the footprint expansion unless the bridge would be built. Motion 2nd by John Cuddy. In favor: Cuddy, Matzek, Graham, Gilles. Not in favor: Bunce. (Flynn abstained so alternate Matzek voted). Motion Carried.

Discussion after vote: Joe Wieser asked why they would build the bridge if the entire proposed mining expansion area was not approved.

Motion made by Dave Gilles to approve the 120 acre footprint expansion, assuming the CUP is ultimately approved by the County. 2nd by Barry Bunce. Motion carried with all in favor.

Motion to adjourn @ 8:05 was made by Doug Matzek, 2nd by Dave Gilles. Motion carried with all in favor.



Dave Gilles Sec.

# **NOTICE**

**The Town of Salem Plan Commission will hold a special meeting Monday, May 14, 2018 at 7:00 p.m. at the Town Hall.**

## **Agenda:**

- 1. Wieser Concrete Conditional Use Permit**

**A quorum of the Board of Supervisors may be present at this meeting.**

## Meeting of Salem Plan Commission 3/12/18

Meeting called to order @ 7:00 P.M. by Mike Graham, chairman

Members present: Craig Flynn, John Cuddy, Mike Graham, Barry Bunce

Others present: None

Agenda:

Elements 6 and 7 of the Comprehensive Plan

Discussion:

Chairman Graham discussed proposed changes to update Element 6 – Ag, Natural Resources and Cultural Resources and Element 7 – Utilities and Community Facilities. Discussion followed regarding proposed changes which are not substantial. Graham stated that he would meet with Pierce County Land Management office before the next PC meeting to discuss proposed changes to the Comp Plan and determine if other issues should be considered. Elements 8 and 9 (Intergovernmental Cooperation and Implementation) are not expected to require any substantive changes. Graham will call a PC meeting in April if any significant items are brought up by Land Management. If not, the revised Comp Plan may be brought to the Town Board at either the April or May Board meeting.

Motion to adjourn @ 7:35 P.M. was made by John Cuddy, 2nd by Craig Flynn M.C.

Mike Graham

## Meeting of the Town of Salem Plan Commission 2/12/18

Meeting called to order @ 7:00 P.M. by Mike Graham, chairman

Members present: John Cuddy, Doug Matzek, Mike Graham, Craig Flynn

Others present: Barry Bunce – Town Board Supervisor

### Agenda:

- Comprehensive Plan Revisions – Economic Development (Element #3) and Transportation (Element #4).
- Wieser Road Agreement

### Discussion:

1. Chairman Graham had reviewed Elements 3 and 4 in advance of the meeting and made changes he felt needed to be addressed by updating and making revisions that are applicable to the Town of Salem at this time. Mike asked committee members to advise him of areas they feel are necessary to address. Mike will take these recommendations, if any, and put into final form for final approval when all the Elements of the Comprehensive Plan have been addressed. Proposed changes to various elements of the Comp Plan will be tracked and shared with the Town Board for their final approval at a later date.

All members support this approach.

2. Discussion on Wieser Road Agreement. Mike recently brought to Andy Wieser's attention the fact that the Notification provision of the agreement wasn't being followed. Mike emailed Andy and talked to him on 2/12. Truck traffic to/from the Wieser facility on 390<sup>th</sup> Avenue has greatly increased in the past several months due to sand hauling. No one from the town has ever been notified about this per the agreement even though the town had general knowledge that traffic had increased. Craig stated that he sometimes makes 3 or 4 trips a day to 390<sup>th</sup> Avenue to maintain the road in a safe condition by plowing and sanding. Wieser has paid a \$5,000/yr. maintenance payment to the Town and this should be used to offset the Town's cost to keep the road as safe as possible in the winter months. There was discussion that the Town should come up with a cost per visit and bill Wieser. Andy Wieser has verbally volunteered to pay for this maintenance. Factors to consider in the cost estimate would include Craig's time, cost of the product and use of the Town truck.

Craig stated that 390<sup>th</sup> seems to be holding up to the increased truck traffic so far. In an email response to Mike and Jason from Andy, he provided some information on number of loads per day and hours of operation. He stated that he would be providing the town with a monthly projection of truck trips at the beginning of each month.

The Town's concerns include the following:

- Hours of operation stated in the County CUP are not being followed
- When operating outside of the allowed hours of operation, the truckers and any public user of the road is at higher risk since the Town cannot plow/sand the road to keep it as safe as possible
- Trucks meeting each other on 390<sup>th</sup> are a safety concern to themselves and to other traffic. The trucks are large and the road is narrow.
- The road was never built to handle sustained heavy hauls
- It is the Town's desire that Wieser pursue the option of building the bridge over the Rush River so that they have a direct connection onto U.S. Hwy. 10 and can stay off 390<sup>th</sup> Avenue
- 390<sup>th</sup> Avenue and other roads in the town are not capable of handling heavy truck traffic that is generated from agricultural and industrial activities
- Posting roads the town considers to be "at risk" from these uses is one potential method to help solve the problem
- There is a limit on how much of Craig's time can be spent on 390<sup>th</sup> plowing/sanding when other roads also need attention. Having Wieser plowing and sanding on 390<sup>th</sup> Avenue is not an option.

Motion to adjourn @ 8:12 was made by John Cuddy, 2nd by Doug Matzek. Motion Carried with all in favor.

Submitted by Mike Graham