



Agenda -Development Review Committee

DATE: Wednesday, January 5, 2022

TIME: 3:30 P.M.

ADDRESS: 30 West 100 South Salem, Utah 84653 (Council Chambers)

3:30 p.m. DRC – Agenda

- Approval of the December 22, 2021 DRC Minutes
- Zone Change – Farley Zone Change A-1 to R-5 (860 north SR-198)
PZ2021-125
- R-5 Cross Section Standard Addition

18 **DRC Voting Member Attendance:** Bruce Ward, Walter Bird, Matt Marziale, Chief Brad James,
19 Mayor Kurt Christensen

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21 **City Staff Attendance:** Ryan Selee, John Bowcut, Cody Young

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23 **Public Attendance:** Gus Farley

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25 **Approval of the December 22, 2021 DRC Minutes**

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27 Chief Brad James made a motion to approve the DRC minutes from December 22, 2021. Bruce
28 Ward seconded the motion. All members of the committee voted in favor. 5-0

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30 **Zone Change – Farley Zone Change A-1 to R-5 (860 north SR-198)**

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32 Bruce Ward stated that the proposed Farley zone change is the two eight acre parcels located at
33 860 north SR-198. Bruce Ward stated that the applicant (Gus Farley) is requesting an A-1 to R-5 zone
34 change. Bruce Ward asked Gus Farley to present the proposed Farley zone change. Gus Farley stated
35 that the proposed zone change property was annexed into Salem City in November of 2016. Gus Farley
36 stated that he requested the property to be zoned R-5 at the time of annexation. Gus Farley mentioned
37 that Mayor Brailsford told him that his property would not be zoned R-5 at the time of annexation
38 because it did not meet the Salem City general plan. Gus Farley mentioned that he is wanting to change
39 the zoning of his property to R-5 because Flagship Homes is proposing an R-5 zone on the parcel south
40 of his property. Bruce Ward mentioned that the Flagship Homes master planned development is in
41 concept currently and has not been approved by Salem City. Bruce Ward mentioned that Flagship
42 Homes is proposing a C-1 zoning to the south west and R-10 – R-15 to the south and east side of the

43 proposed Farley zone change property. Bruce Ward also mentioned that the property to the north of the
44 proposed Farley zone change is zoned R-15 currently. Bruce Ward stated that the proposed Farley zone
45 change is located in the “Historic Salem Extension” area of the General Plan. Bruce Ward stated that the
46 Historic Salem Extension area of the General Plan allows 2.0 to 3.0 units per acre. Bruce Ward stated
47 that the R-5 zone is 9.0 units per acre. Bruce Ward finished up by stating that the proposed Farley zone
48 change does not fit the current Salem City General Plan. Gus Farley is concerned that the proposed
49 Flagship Homes master planned development will not stub roads into his property to allow the property
50 to be developed. The DRC stated that Salem City will make sure that appropriate stub roads will be
51 placed to allow the Farley property to be developed in the future. Gus Farley asked the DRC why
52 Flagship Homes can have high density in their proposal but he cannot have a high density zoning on his
53 property. Bruce Ward stated that Flagship Homes is allowed to have higher density in areas of their
54 development because the master planned development zone allows density averaging. The DRC stated
55 that Salem City will have a better idea of what the appropriate zoning for the Farley property is when the
56 Flagship Homes master planned development proposal is approved by the city. Gus Farley stated that he
57 would like to build a retirement community on his property. Bruce Ward stated that a retirement
58 community has to be constructed under the R-5 zone with an approved development agreement. Mayor
59 Kurt Christensen stated that there needs to be a concept plan submitted with an R-5 zone change
60 application. Gus Farley is concerned about future road capacity around his property. The DRC stated
61 that the roadways will be improved for capacity as needed. Gus Farley stated that he is interested in
62 having his two eight acre parcels to the east zoned R-5 and the parcels bordering SR-198 zoned as C-1.
63 Mayor Kurt Christensen mentioned that commercial zoning along SR-198 is planned to be one city
64 block wide. Bruce Ward mentioned that the city needs concepts when zone applications are submitted so
65 the city can make better zoning decisions. Gus Farley has concerns about nuisance weeds and trash in

66 the city. Bruce Ward stated that Gus Farley can reach out to the Salem City Police Department to
67 enforce nuisance problems. Gus Farley asked the DRC if an R-8 or R-12 zone change would be
68 entertained for his two eight acre parcels to the east. Mayor Kurt Christensen stated that his opinion is
69 that an R-12 zone would be an appropriate zoning for the property.

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71 Matt Marziale made a motion to recommend denial of the A-1 to R-5 Farley zone change. Mayor
72 Kurt Christensen seconded the motion. All members of the committee voted in favor. 5-0

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74 **R-5 Cross Section Standard Addition**

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76 Bruce Ward stated that this proposed cross section is for the R-5 zone. The proposed cross
77 section contains 32' of asphalt with 2 1/2' of curb and gutter and 5' of sidewalk on both sides. The
78 proposed cross section totals at 47' wide. Bruce Ward mentioned that the proposed cross section only
79 applies to roads with less than one thousand trips per day. Bruce Ward stated that the rear setback for the
80 dwellings will be changed to 23' from 15' due to the removal of the planter strip if the proposed cross
81 section is used. Mayor Kurt Christensen asked how this proposed cross section compares to other cities
82 standards. Bruce Ward stated that this proposed cross section is bigger than most cities townhome cross
83 sections. Mayor Kurt Christensen stated that he likes not having the planter strip in the cross section.

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85 Matt Marziale made a motion to recommend approval of the R-5 cross section standard addition.
86 Mayor Kurt Christensen seconded the motion. All members of the committee voted in favor. 5-0

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88 Walter Bird made a motion to adjourn. Mayor Kurt Christensen seconded the motion. All
89 members of the committee voted in favor. 5-0