

Planning and Zoning Commission Agenda

Wednesday, April 13, 2022

Salem City Council Chambers 30 West 100 South Salem, Utah 84653

Planning and Zoning 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 April 13th to request the link.**

6:00 P.M. Work Session (No Official Business Conducted)

1. Moonlight Village Development Discussion (Approximately 460 W/Main St. 900 N)
2. Agenda Items Discussion

7:00 P.M. Planning and Zoning Commission

1. Planning and Zoning Commission Meeting Minutes From March 9, 2022
2. Citizens Request – Riley Hiatt
3. **Public Hearing**
 - a. Motion to enter public hearing
 - b. Zone Change & Development Agreement – Flagship Homes Salem Fields Development A-1, C-1 and R-10 to C-1, R-12, R-8 and R-5 (SR – 198 750 North)
 - c. Zone Change – Avance Homes A-1 to R-8 (Woodland Hills Dr. 800 N)
 - d. Motion to close public hearing
4. **Motion**
 - a. Zone Change & Development Agreement – Flagship Homes Salem Fields Development A-1, C-1 and R-10 to C-1, R-12, R-8 and R-5 (SR – 198 750 North)
 - b. Zone Change – Avance Homes A-1 to R-8 (Woodland Hills Dr. 800 N)
 - c. Preliminary Plat – Foothills Subdivision (Woodland Hills Dr. 820 S)
 - d. Adjourn

Planning and Zoning Commission Attendance: Jon Ward, Paul Taylor, Jim Simons, Davis Stringfellow, Kevin Lyman

City Staff Attendance: Bruce Ward, Cody Young

Public Attendance: Please review attached attendance document.

6:00 P.M. Work Session (No Official Business Conducted)

1. Moonlight Village Development Discussion (Approximately 460 W/Main St. 900 N)

Dean Ingram from Arive Homes came to tonight's meeting to present the potential Moonlight Village Master Planned Development. Dean Ingram stated that they have put parks in the development that can be used by anybody of any age. The regional park will be a great location for access to multiple trails. Dean Ingram talked about how the Abildskov's property has been removed from the development. Dean Ingram mentioned that they would like to add the property back into the project in the future. Dean Ingram explain the credentials of the developments open space and community size. They are planning to have informational plaques along the trail by the wetlands. These plaques will have information about wetlands. Dean Ingram hopes that the school district will lineup field trips for kids in school to learn about wetlands utilizing the trail and plaques. Dean Ingram stated that the storm drain for the development will drain into the wetland area. Dean Ingram talked about the regional park. Dean Ingram mentioned that there will be 4 miles of trail system throughout the development. Dean Ingram stated that an HOA will be formed for some of the development. The HOA will provide amenities for members of the HOA. Dean Ingram is hoping that he can create a system where homeowners outside of the HOA can "buy-in" to use the HOA amenities. Dean Ingram mentioned that a lot of parking had been added to the project. Dean Ingram talked about the garden home product. Dean Ingram presented the rear loaded townhome product. Paul Taylor asked Dean Ingram if they included the wetland area into the density calculation. Dean Ingram stated that they did included the wetland area into the density calculation. Dean Ingram believes that they have addressed the appropriate density outlined in the Salem City Master Planned Development Zone code. Paul Taylor would like to see water wise landscaping throughout the development. Bruce Ward asked Dean Ingram what the density of the garden homes are. Dean Ingram stated that the garden home area will be around 6-7 units per acre. Dean Ingram talked about the off-site amenity improvement payment that he will need to make. Dean Ingram stated that this payment allows him to higher his density in the project. It was determined that the density discussion would take place at a different date. Dean Ingram mentioned that the lower density is on the east side of the project and the higher density is towards the west side of the project. Kevin Lyman would like to see the Zobell property have bigger lots on it. Kevin Lyman is worried about the capacity of the current road infrastructure (especially on the east side). Dean Ingram stated that appropriate offsite road improvements will be made as the project is built. The offsite road improvement timing is determined by the traffic engineered study. Bruce Ward went through the

67 master planned development zoning code. Bruce Ward believes that the Moonlight Village project is
68 currently in the range for appropriate density according to the zoning code.

69 **2. Agenda Items Discussion**

70 No comment was made about this agenda item in the work session.

71 **7:00 P.M. Planning and Zoning Commission**

72 **1. Planning and Zoning Commission Meeting Minutes from March 9, 2022**

73 Jim Simons made a motion to approve the minutes from the March 9, 2022 Planning and Zoning
74 Commission meeting. Paul Taylor seconded the motion. All members of the commission voted in favor.
75 5-0

76 **2. Citizens Request – Riley Hiatt**

77 Riley Hiatt stated that he lives at approximately 1000 N 500 E. There is potential of the road next
78 to his house to be improved/connected into the Salem Fields development. Riley Hiatt is not opposed to
79 the Salem Fields development. Riley Hiatt show the Planning and Zoning Commission a presentation
80 that talked about the following points. History of parcel's 41:174:0024 and 41:174:0039. Issues with
81 road proposal going through from the Salem Fields development. Alternative routes for the proposed
82 road. The Planning and Zoning Commission decided that a decision for the location of the proposed road
83 cannot be made without additional information about the past agreements between the property
84 owner and the City. Bruce Ward stated that road alignment can shift around after the development
85 agreement for the property is approved. A bunch of the neighbors shared their ideas of where the
86 proposed road should go. There was also conversation about which landowners were not willing to sell
87 their land for an alternate route. Monte Poulson stated that she lives behind Riley Hiatt. She mentioned
88 that her home is the last home on 1100 N that is in Salem City boundary. She mentioned that Salem City
89 does not have much say in what happens to the improvements of 1100 N because most of it is a county
90 road. Thomas Wheatley stated that he lives in the county. Thomas Wheatley is not interested in giving
91 up any of his land for a future road. Mike Daley talked about the history of parcels 41:174:0024 and
92 41:174:0039. He mentioned that he tried to get access to Riley Hiatt's house when he was the owner
93 from 1000 north SR-198. Mike Daley stated that he has an agreement between him and the City Council.
94 This agreement states that the Salem City right of way by Riley Hiatt's home will be deeded back to Mike
95 Daley when 1000 North is improved from SR-198 to his property. Mike Daley mentioned that he would
96 deed the deed the current right of way to the Rencher family if they would give up the south end of
97 their property for the continuation of 1000 North. Mike Daley would deed the property to them to keep
98 them under green belt.

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3. Public Hearing

3a. Motion to enter public hearing

Jon Ward made a motion to enter public hearing. Jim Simons seconded the motion. All members of the commission voted in favor. 5-0

3b. Zone Change & Development Agreement – Flagship Homes Salem Fields Development A-1, C-1 and R-10 to C-1, R-12, R-8 and R-5 (SR – 198 750 North)

Pete Evans from Flagship Homes introduced the Salem Fields development. Pete Evans mentioned that the east side of the development was switched to all R-12 zoning. Pete Evans showed the phasing plan for the development. Pete Evans talked about the road stubs coming from the property. Pete Evans talked about the park and fencing plans.

Bryon Villaverde had questions about what would be built on the C-1 zone on Woodland Hills Drive. It was mentioned that there were no current proposals for the property. Bryon Villaverde had questions about the fencing plan for the project. The Commission answered his questions.

Gerald Hamal stated that he lives in the Green Wood Subdivision. Gerald wanted to know if there would be fencing between the subdivision that he lives in and the Salem Fields development. It was determined that there would be no fencing required between the two subdivisions.

Gus Farley had concerns about 500 east being extended farther than it shows on the map. The Planning and Zoning Commission mentioned that the future layout of 500 east will be more certain as commercial development comes to the area.

Gary Warren talked about the road issues on the north side of the development. Gary Warren stated that he will not be selling any of his land for a road going through his property.

Andy Otteson stated that there is a stub road going into his nephew's property. He would like to have a stub road going into his property as well. He wants to make sure that his property has access to the sewer. Andy Otteson stated that the parks built on unbuildable land should not be counted towards open space requirements.

Clint Lackey lives in the Green Meadows Subdivision. He had questions about fencing along his property. Clint Lackey wanted to know the height of the homes that were going to be built by his home.

Robert Thorknock talked about how the land is very wet and thinks everything will flood when there is a wet year. He is concerned about the animals being driven out of their homes. He is concerned about the storm drain problem that will be caused in his own subdivision once the project is built.

3c. Zone Change – Avance Homes A-1 to R-8 (Woodland Hills Dr. 800 N)

Braden Olson presented the proposed zone change. Braden Olson mentioned that he submitted his application for a A-1 to R-8 zone change. It was mentioned that the DRC recommended an A-1 to R-12 zone change or to align with the zoning that is determined in the Salem Fields development around the property. Bradn Olson would like to blend his project with the Salem Fields development. It was mentioned that the project will connect with the Salem Fields Development.

3d. Motion to close the public hearing

Kevin Lyman made a motion to close public hearing. David Stringfellow seconded the motion. All members of the commission voted in favor. 6-0

4a. Zone Change & Development Agreement – Flagship Homes Salem Fields Development A-1, C-1 and R-10 to C-1, R-12, R-8 and R-5 (SR – 198 750 North)

Bruce Ward went through the development agreement for the Salem Fields Development. Bruce Ward went through the park completion schedule. Bruce Ward talked about how the developer will need to provide utility capacity for the development. The Planning and Zoning Commission had no concerns or changes for the park completion schedule. Paul Taylor had questions about the storm drain system for the development. Pete Evans stated that the civil engineers will solve the storm drain problem while the development is getting designed. Kevin Lyman asked Pete Evans if the HOA could maintain the improved open ditches throughout the development. Mrs. Thorknock talked about how she has to clean out the irrigation ditch by her property. She explained that if she didn't clean out the ditch there would be flooding in her subdivision. Kevin Lyman stated that the storm water issues should lessen for existing homeowners as the Salem Fields project develops. Paul Taylor asked who would be responsible for failed storm drain design after the 1 year warranty is complete. Bruce Ward stated that an engineer stamp does not have a one year expiration date. Bruce Ward stated that the extension of 500 east is not a bad option. Bruce Ward stated that the future alignment of 500 east will be determined as commercial development comes to that area. Bruce Ward likes the idea of 1000 North being connected from SR-198 to the Salem Fields development. Bruce Ward stated that there will need to be more research on the past agreements between the Daley's and the City before a decision is made for the alignment of the road coming from the north side of the development. Bruce Ward went through the design of the parks. Kevin Lyman asked if there was enough parking for the nature park. Bruce Ward stated that they are comfortable with the amount of parking for the nature park. Pete Evans stated that there will be great pedestrian access to the parks throughout the development. Paul Taylor asked if there was sufficient parking in the townhome area. Bruce Ward stated that the parking requirements for the townhome area will be addressed at final plat. It was mentioned that a fence will need to be added to the plan to separate the C-1 property on Woodland Hills Drive and Byron's property. Kevin Lyman is concerned about sediment build up that will occur in the pond. Paul Taylor mentioned that fountains should be put in the pond to keep it healthier. Kevin Lyman would like to see all of the R-12 in the development be moved to R-15 zoning. Bruce Ward talked about the payment the developer will need to pay for offsite park amenities.

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176 Paul Taylor made a motion to recommend approval of the Zone Change & Development
177 Agreement – Flagship Homes Salem Fields Development A-1, C-1 and R-10 to C-1, R-12, R-8 and R-5 (SR
178 – 198 750 North) with the following conditions

- 179 1. The R-12 zoning shown on exhibit b to be changed to the R-15 zoning.
180 2. Include a stub road into Andy Otteson's property.
181 3. Follow recommended conditions outlined by DRC.

182 Jim Simons seconded the motion. All members of the commission voted in favor.

183 **4b. Zone Change – Avance Homes A-1 to R-8 (Woodland Hills Dr. 800 N)**

184 Bruce Ward stated that the DRC recommended the zone change to align with the zoning that is
185 approved in the Salem Fields development adjacent to the property. The area adjacent to the project is
186 proposed to be R-12. Braden Olson mentioned that he would like to have the property zoned R-12.
187 Braden Olson mentioned that if the property was zoned R-15 then he could only place on row of lots on
188 the property. The Planning and Zoning Commission would like to see the R-15 zone on the property and
189 the adjacent property.

190 Jon Ward made a motion to recommend approval of the avance homes zone change from A-1 to
191 the zoning that is assigned to the adjacent property in the Salem Fields Development. Paul Taylor
192 seconded the motion. All members of the commission voted in favor. 5-0

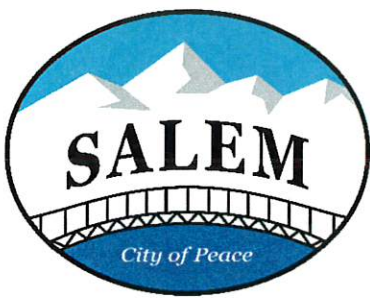
193 **4c. Preliminary Plat – Foothills Subdivision (Woodland Hills Dr. 820 S)**

194 Bruce Ward stated that the Foothills Subdivision is located at Woodland Hills Dr. 820 S. Jon
195 Ward mentioned that he is excited to see 820 S connecting to Woodland Hills Dr. Paul Taylor thanked
196 the developer for not squeezing the lot size to the minimum allowed lot size. Bruce Ward stated that the
197 developer will be required to install a non-visionary fence along Woodland Hills Dr. Bruce Ward stated
198 that the storm drain pond will be xeriscape. David Stringfellow had concern about the storm water from
199 Woodland Hills Dr. flooding the homes in the subdivision. Bruce Ward mentioned that there will be a
200 swell in the right of way on Woodland Hills Dr. This swell should prevent the storm water from
201 Woodland Hills Dr. from entering the subdivision. It was mentioned that the subdivision meets the
202 storm drain standards.

203 Jon Ward made a motion to recommend approval of the preliminary plat for the Foothills
204 Subdivision. Jim Simons seconded the motion. All members of the commission voted in favor. 5-0

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206 Jim Simons made a motion to adjourn. Paul Taylor seconded the motion. All members of the
207 commission voted in favor. 5-0



Salem City Meeting Attendance Record

Date: 04/13/2022

Please Print Name and Signature

Sus R & Trudy Farley
Robert & Misty Thornock
Clint & Keri Lackey
Riley Hiatt
Dick & Jody Marvin
LaShawn Villaverde
Braden Olsen
Ceri Rencher
William Burk
Cassie Caperson
Monti Paulson
Andrew Offese
JAREN HAMEL
Amy Hamel