



Planning and Zoning Commission Agenda

Wednesday, October 11, 2023

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 October 11th to request the link.

5:00 P.M. Work Session (No Official Business Conducted)

1. New Salem Master Planned Development (Approx. 1800 N 1100 W)
2. Three Bridges Master Planned Development (Approx. 1800 S 1500 E)
3. Agenda Items Discussion

7:00 P.M. Planning and Zoning Commission

1. Planning and Zoning Commission Meeting Minutes from September 13, 2023
2. Public Hearing
 - a. Updated Salem City Construction and Development Standards
3. Motion
 - a. Updated Salem City Construction and Development Standards

Planning and Zoning Commission Attendance: Kevin Lyman, Craig Sacco, Lisa Webster, Roger Critchfield, Kam Valguardson

City Staff Attendance: Walter Bird, Bradey Wilde, Cody Young

Public Attendance: Please see attached attendance sheet below.

5:00 P.M. Work Session (No Official Business Conducted)

1. New Salem Master Planned Development (Approx. 1800 N 1100 W)

Boyd Brown presented the layout for the New Salem MPD (Master Planned Development). Boyd Brown showed the road layout for the development. One of the main corridors for the commercial area will be a right in and right out onto SR-164. The trails plan for the project was shown. The trails throughout the New Salem MPD will create connectivity. Kevin Lyman wanted to know about the road widths for the development. Boyd Brown believes that the public roads are massive in their opinion. Boyd Brown believes that the private roads are narrower than what the city is used to. The DRC is hung up on the cross section that shows a 36 foot right of way containing 22 feet of asphalt. Boyd Brown stated that they are trying to have less asphalt and more green space in the development. There will be 3.75 miles of trails constructed in the New Salem MPD. Matt Loveland stated that every resident in the New Salem MPD will be less than a two-minute walk to a trail. Craig Sacco wanted to know how they plan to mitigate excessive water use. Matt Loveland stated that they will mitigate water use by only constructing grass where it can be used for a reasonable purpose. Matt Loveland stated that they have provided a lot of guest parking for the New Salem MPD. Boyd Brown stated that there is a lot of commercial property in the New Salem MPD. Boyd Brown mentioned that there are a lot interested commercial businesses interested in constructing in the New Salem MPD. The development for the New Salem MPD will begin along Mt. Loafer Parkway. The developers are wanting to construct the residential and commercial uses at the same time. Matt Loveland presented the residential density and product type for the New Salem MPD. Kam Valguardson would like to make sure there is affordable housing in the New Salem MPD. Matt Loveland stated that front porches of the product will be facing each other. Matt Loveland believes that this type of porch facing brings a sense of community. Matt Loveland presented the parks to the Planning and Zoning Commission.

2. Three Bridges Master Planned Development (Approx. 1800 S 1500 E)

Larry Myler presented the Three Bridges MPD (Master Planned Development). Larry Myler stated that they have provided low density and a lot of open space for the development. There will be a horizontal hotel constructed by Marriot on the project. Larry Myler stated that they have been cutting the centerlines for the golf course's fairways. Greg and Daralee Brockbank were present at tonight's meeting. Gret and Daralee Brockbank own a home on the northwest corner of the proposed Three Bridges MPD. Craig Sacco wanted to hear what Greg and Daralee Brockbank thought about the

development. Greg Brockbank stated that him and Daralee have lived in the home adjacent to the proposed Three Bridges MPD for five years. Greg Brockbank believes that the developers have done a great job with the golf course. Greg Brockbank stated that they are concerned about the amount of homes that will be constructed next to their property. It was mentioned that about 10 units will be constructed next to Greg Brockbank's property. Greg Brockbank believes that the density is too high for the area. It was mentioned that the current average density for the proposed Three Bridges MPD is 1.04 units per acre. Daralee Brockbank would like to see the homes constructed behind their property to be single story. Daralee Brockbank wants the homes behind them to be single story for the purpose of preserving their view of the mountains. Larry Myler stated that they will be constructing a landscaped walking trail between the project and the Brockbank's property. Larry Myler believes that the buffer will be big enough to preserve the view of the mountains for the Brockbank's. Larry Myler stated that they will also be constructing a buffer around Karen Larson's property. Larry Myler showed the product that will be constructed on the north end of the project. The park on the north side of the property will be maintained privately but open to the public. Kam Valguardson wanted to know how many full time jobs there will be once the construction for the project is completed. Ryan Miller stated that the project will need about 250 full time jobs once constructed. Larry Myler stated that the hotel uses will bring sales tax to Salem City. Ryan Miller stated that there will be 6 types of units for the hotel. Ryan Miller stated that they have not determined an exact number of hotel units. Kevin Lyman wanted to know about the phasing for the project. Larry Myler stated that they will be constructing 9 holes of the golf course in the first phase. The developers will be requesting for a PID (public infrastructure district). The developer will need to bring all required water rights and infrastructure to the project.

3. Agenda Items Discussion

There was no discussion about this item.

7:00 P.M. Planning and Zoning Commission

1. Planning and Zoning Commission Meeting Minutes from September 13, 2023

Kevin Lyman asked for a motion for the September 13, 2023, Planning and Zoning Commission meeting minutes.

Craig Sacco made a motion to approve the September 13, 2023, Planning and Zoning Commission meeting minutes. Roger Critchfield seconded the motion. All members of the commission voted in favor. 5-0

2. Public Hearing

Kevin Lyman asked for a motion to enter public hearing.

Lisa Webster made a motion to enter public hearing. Kam Valguardson seconded the motion. All members of the commission voted in favor. 5-0

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103 **a. Updated Salem City Construction and Development Standards**

104 Bradey Wilde presented the updated Salem City Construction and Development Standards. Bradey
105 Wilde stated that the public works and engineering departments have put in a lot of effort to complete
106 the proposed update. Bradey Wilde stated that proposed update will put the city in compliance with the
107 new legislation. The new legislation made major changes to the review, approval, and construction
108 process of development. Bradey Wilde stated that they tried to make the proposed updated standards
109 user friendly/searchable.

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111 Kevin Lyman asked for a motion to close public hearing.

112 Criag Sacco made a motion to close public hearing. Roger Critchfield seconded the motion. All members
113 of the commission voted in favor. 5-0

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115 **3. Motion**

116 **a. Updated Salem City Construction and Development Standards**

117 Additional information about this agenda item can be found in the public hearing section of the minutes.

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119 Kevin Lyman asked for a motion for the updated Salem City Construction and Development Standards.

120 Kam Valguardson made a motion to recommend approval of the updated Salem City Construction and
121 Development Standards. Lisa Webster seconded the motion.

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123 Kevin Lyman asked for a motion to adjourn.

124 Craig Sacco made a motion to adjourn. Roger Critchfield seconded the motion. All members of the
125 commission voted in favor. 5-0

Salem City Attendance Record
For Planning and Zoning Commission Meeting held on October 11, 2023

	Please Print Name	Please Sign Name
1	JAKE HONE	
2	Bryd Brown	Bryd Brown
3	Hunter Horsley	Hunter Horsley
4	Dallas Howell	Dallas Howell
5	Mathewson	Mathewson
6	Trey Orsak	Trey Orsak
7	Lantry Myler	Lantry Myler
8	KEVIN MILLE	Kevin Mille
9	Greg Brickbank	Greg Brickbank
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