



## Planning and Zoning Commission Agenda

Wednesday, April 12, 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](mailto:salemcity@salemcity.org)) **before 5:00 p.m. on Wednesday April 12<sup>th</sup> to request the link.**

### **6:30 P.M. Work Session (No Official Business Conducted)**

1. Agenda Items Discussion

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

1. Planning and Zoning Commission Meeting Minutes from February 12, 2023
2. **Motion**
  - a. Site Plan – Arrowhead Springs Storage (Approx. 1175 N 1750 W)
  - b. Preliminary Plat – Wasatch Landing (Approx. 11200 S 50 E)

**Planning and Zoning Commission Attendance:** Paul Taylor, Dave Stringfellow, Craig Sacco

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

**Public Attendance:** Caleb Christen, Dean Ingram, Matt Brown, Shauna Billings

**6:30 P.M. Work Session (No Official Business Conducted)**

**Agenda Items Discussion**

The Planning and Zoning Commission discussed the Arrowhead Springs Storage Site Plan. Craig Sacco wanted to know if the area was zoned properly for the site plan. Bradey Wilde mentioned that the area for the site plan is zoned I-1 (light industrial). The proposed use in the site plan is compliant with the I-1 zone. Craig Sacco wanted to know how close homes will be to the site plan. Bradey Wilde stated that there will be higher density housing constructed along the east side of the proposed site plan. It was mentioned that a wall will be constructed between the future site plan and residential development. Craig Sacco wanted to know who inspects buildings for fire safety. Bradey Wilde stated that Bert Butler from the Salem City Building Department does inspections for fire safety. Bradey Wilde mentioned that DRC recommended approval of the site plan with a few conditions. The DRC conditions are as follows: the final architecture rendering of the building to be approved by the DRC during the building permit stage, hazardous material storage and living in the storage unit is not allowed, power service for the development to be provided by Salem City. Craig Sacco wanted to know how the storage unit company will determine what a hazardous material is. Walter Bird mentioned that the storage unit's agreement for users should spell out what can't be stored in the facility. Craig Sacco asked what enforcement is made to make sure the storage unit is compliant with not storing hazardous material. Walter Bird stated that it is the storage unit's owner responsibility to make sure everything stored in the storage unit is legal. Bradey Wilde mentioned that the Benjamin Drainage District will not give the developers official approval for utility relocation until a 100% bond is paid to them. The developer is planning to bond with the Benjamin Drainage District right before the project begins construction. Once the developer bonds with the Benjamin Drainage District, an official approval for utility relocation will be submitted to the city. The SESD utility relocation agreement contained an agreement to service section. The developer will be removing the agreement to service section of the SESD utility relocation agreement. Salem City will be providing power to the Arrowhead Storage Site Plan. Bradey Wilde stated that a drain connecting to the Benjamin Drainage District drainage system will be installed. The

61 installation of this drain will help keep the groundwater below the storm drainage system of  
62 the site plan.

63  
64 The Planning and Zoning Commission discussed the Wasatch Landing Preliminary Plat. Bradey  
65 Wilde stated that this subdivision has been presented to Planning and Zoning Commission and  
66 DRC in the past. The addition of a lot to the subdivision plat caused more review to  
67 commence before approval of the subdivision. The subdivision is zoned R-12 and lot 22 is the  
68 lot that was added to the plat. Bradey Wilde stated that the DRC recommended approval of  
69 the subdivision with a few conditions. The DRC conditions are as follows: lot 22 to be  
70 incorporated into the subdivision's storm drain report during final plat design, adequate  
71 street lighting will be addressed during final plat design, 10' trail on the west side of 50 E to be  
72 installed along the frontage of the subdivision, no driveway access along 50 east, the current  
73 storm drain design does not meet Salem City standards. The final plat storm drain design is  
74 required to meet Salem City standard, future regional debris basin providing protection for  
75 the subdivision shall be in place prior to recording the subdivision's plat, construction of the  
76 regional retention basin will need to start before the construction of the subdivision  
77 commences, location of Rocky Mountain Power Line to be reviewed by Rocky Mountain  
78 Power during final plat review, subdivision lot layout operating within zoning code that was  
79 active when plat was submitted to the city. Caleb Christen asked if the regional debris basin  
80 were the storm drain basins that will be constructed in the Wasatch Landing Subdivision.  
81 Bradey Wilde stated that the regional debris basin is located south of the Wasatch Landing  
82 Subdivision and will be a separate project from the Wasatch Landing Subdivision. The regional  
83 debris basin is currently being designed and going through the federal process. The federal  
84 process is needed because the regional debris basin project is receiving federal funding. Caleb  
85 Christen asked if the regional debris basin is currently under construction (thus meeting one  
86 of the DRC conditions). Bradey Wilde stated that the regional debris basin is not under  
87 construction because the design has not been finalized.

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89 **7:00 P.M. Planning and Zoning Commission**

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91 **Planning and Zoning Commission Meeting Minutes from February 12, 2023**

92 Craig Sacco made a motion to approve the February 12, 2023, Planning and Zoning Commission meeting  
93 minutes. Dave Stringfellow seconded the motion. All members of the commission voted in favor. 3-0

94  
95 **Motion**

96

97 **Site Plan – Arrowhead Springs Storage (Approx. 1175 N 1750 W)**

98 Dave Stringfellow made a motion to approve the Arrowhead Springs Storage Site Plan subject to  
99 compliance with all Salem City standards and ordinances with the following condition.

- 100       • Compliance with DRC conditions.

101 Craig Sacco seconded the motion. All members of the commission voted in favor. 3-0

102

103 **Preliminary Plat – Wasatch Landing (Approx. 11200 S 50 E)**

104 Dean Ingram mentioned that a lot was left in between the Wasatch Landing and Carson Ridge  
105 subdivisions. This lot left between the two subdivisions is now lot 22 of the Wasatch Landing  
106 Subdivision. Dave Stringfellow wanted to know if the additional lot affects the zoning of the subdivision.  
107 Dean Ingram mentioned that the subdivision lost a lot from the previous design. This subdivision will be  
108 constructed under the old lot averaging zoning code.

109

110 Craig Sacco made a motion to recommend approval of the Wasatch Landing Preliminary Plat subject to  
111 compliance with all Salem City standards and ordinances with the following condition.

- 112       • Compliance with DRC conditions.

113 Dave Stringfellow seconded the motion. All members of the commission voted in favor. 3-0

114

115 Dave Stringfellow made a motion to adjourn. Craig Sacco seconded the motion. All members of the  
116 commission voted in favor. 3-0