

## Planning and Zoning Commission Agenda

Wednesday, August 9, 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 August 9<sup>th</sup> to request the link.**

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

1. Planning and Zoning Commission Duties Training
2. Agenda Items Discussion

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

1. Planning and Zoning Commission Meeting Minutes from June 14, 2023
2. **Public Hearing**
  - a. Zone Change – Fieldstone Homes (Approx. Woodland Hills Dr. 750 North)
3. **Motion**
  - a. Zone Change – Fieldstone Homes (Approx. Woodland Hills Dr. 750 North)
  - b. Site Plan – Loafer Industrial (1200 N 1750 W)
  - c. Preliminary Plat – Sinks Development (Approx. SR-198 1100 North)
  - d. Preliminary Plat – Viridian Farm MPD Plat A (Approx. 700 N 1500 E)
  - e. Discussion (No Motion) - Viridian Farm MPD Pressurized Irrigation Pond
  - f. Adjourn

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

**City Staff Attendance:** Bruce Ward, Bradey Wilde, Cody Young

**Public Attendance:** Please review attached document at the bottom.

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

**1. Planning and Zoning Commission Duties Training**

Walter Bird gave a training to the Planning and Zoning Commissioners about the duties of the Planning and Zoning Commission.

**2. Agenda Items Discussion**

There was conversation about the Viridian Farm Plat A Preliminary Plat. Kevin Lyman believes that 750 North will be a main collector. Kevin Lyman believes that the roundabouts in 750 North will be an issue for semi-trucks using 750 North.

There was conversation about the proposed Fieldstone Homes zone change. Bradey Wilde stated that the proposed zone change is located at approximately Woodland Hills Dr. and 750 North. The current zoning for the property is A-1 (agriculture). Kevin Lyman stated that R-12 and R-15 zoning is surrounding the proposed zone change. The applicant is proposing a mix of R-5 and R-10 zoning. The general plan for the area of the proposed zone change suggests 2 to 3 units per acre zoning. Kevin Lyman believes that the proposed zone change could be entertained if a master planned development was proposed for the area.

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

**1. Planning and Zoning Commission Meeting Minutes from June 14, 2023**

Craig Sacco made a motion to approve the June 14, 2023, Planning and Zoning Commission meeting minutes. Lisa Webster 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.

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

**a. Zone Change – Fieldstone Homes (Approx. Woodland Hills Drive 750 North)**

Randy Smith gave a presentation about the current Utah housing crisis. Randy Smith stated that the DRC did not recommend the proposed zone change. Randy Smith acknowledged that the general plan suggests 2 to 3 units per acre for the area. Randy Smith stated that the general plan calls for an additional 2,000 townhomes outside of the current master planned developments. Walter Bird stated that the additional 2,000 units of townhomes referenced in the general plan includes townhomes to be constructed in master planned developments. Randy Smith believes that the proposed zone change would flow with the Viridian Farm MPD layout. Randy Smith presented the zone change layout. The zone change covers 34 acres and is a mix of R-5, R-10, and R-15 zoning. Randy Smith stated that the R-5 product would be all detached housing. The developer is also proposing to construct a one-acre park in the development. Randy Smith stated that the density needs to be higher to offset the price to construct the future 750 North Road and utilities through the property. Randy Smith stated that the DRC suggested that the area should be a part of a master planned development. The Planning and Zoning Commission wanted to know what the density would be for the proposed zone change. Randy Smith said that the density for the project would be in the high 3's. Kevin Lyman would like to see the property master planned. Craig Sacco wanted to know if there would be any amenities in the development. Randy Smith said that they are planning to construct a one acre park in the development.

Boyd Warren stated that he has lived in Salem for 70 years. A year ago, Brighton Homes came to develop the same proposed property. Brighton Homes backed out because of the requirement to construct 750 North. Boyd Warren believes that spot zoning the area for this development would be okay. Boyd Warren believes that spot zoning the property would allow the developers to have enough profit to justify the infrastructure lift. Boyd Warren is in favor of the proposed zone change.

Janel Orton agreed with what Boyd Warren stated. Janel Orten believes that the zone change should be approved because they need to provide housing for the young generation. Janel Orton said that they need to sell the land because she is banking on the land sell for her retirement.

Russel Smart stated that the infrastructure lift required for the area has hindered his property from being developed as well. Russel Smart stated that he would be willing to work with Fieldstone Homes to create a master planned development for the area.

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96 William Burke lives on SR-198 east of the Harry Christna temple. William Burke believes that there is a  
97 lot of pressure from the State to provide affordable housing in Cities. William Burke stated that growth  
98 cannot be stopped but it can be controlled. William Burke believes that higher density housing should  
99 be close to major highways. William Burke stated that the zone change was a reasonable request.

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101 Jason Harris stated that he was a part of the Fieldstone Homes team. Jason Harris believes that the  
102 project will be great. Jason Harris stated that spot zoning is not illegal. Jason Harris stated that the  
103 project was spot planned. Jason Harris would like to see the zone change receive a positive  
104 recommendation from the Planning and Zoning Commission for the City Council.

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

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

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111 **3. Motion**

112 **a. Zone Change – Fieldstone Homes (Approx. Woodland Hills Dr. 750 North)**

113 Craig Sacco stated that if they approve an R-5 zoning on the property, surrounding developers would  
114 want the R-5 zoning as well. Bradey Wilde stated that Bruce Ward said during DRC that the developer  
115 would have an easier time getting the proposed zoning if it was a part of a master planned  
116 development. Kam Valguardson believes that the R-5 along the future 750 North flows with the  
117 surrounding development. Kevin Lyman stated that the developers would be reimbursed for the 750  
118 North expansion. Kevin Lyman believes that the zone change should be tabled, and a master planned  
119 development should be requested for the area.

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121 Kevin Lyman asked for a motion for the Fieldstone Homes zone change.

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123 Lisa Webster made a motion to table the Fieldstone Homes zone change. Kam Valguardson seconded  
124 the motion. All members of the commission voted in favor. 5-0

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126 **b. Site Plan – Loafer Industrial (1200 N 1750 W)**

This item was removed from the Planning and Zoning Commission agenda.

**c. Preliminary Plat – Sinks Development (Approx. SR-198 1100 North)**

Bradey Wilde stated that the Sinks Development Preliminary Plat is a commercial subdivision. The property is currently zoned C-1 (Commercial). 1100 North will be connected to the Northfield Crossing Subdivision with this development. UDOT has been involved with the intersection planning of SR-198 and 1100 North. Bradey Wilde stated that the proposed preliminary plat meets current Salem City standards. Bradey Wilde explained the storm drain system for the development. The ditch on the backside of the property will be piped. Bradey Wilde read the recommended conditions from the DRC. The conditions are as follows: the developer/engineer will work through the initial approval process with UDOT and have the design approved and application completed. Salem will then be the applicant on the final application once everything else has been approved, post construction verification of basin perc rate and capacity required, follow all Salem City codes and construction standards, and upload a new plan set to Cityworks that included any revisions or recommendations from the DRC or incorporate in the final plat application.

Kevin Lyman asked for a motion for the Sinks Development Preliminary Plat.

Craig Sacco made a motion to recommend approval of the Sinks Development Preliminary Plat subject to compliance with all Salem City Standards and Ordinances with the following condition.

- Follow the recommended conditions from the DRC.

Kam Valguardson seconded the motion. All members of the committee voted in favor. 5-0

**d. Preliminary Plat – Viridian Farm MPD Plat A (Approx. 700 N 1500 E)**

Bradey Wilde stated that the Viridian Farm MPD Plat A Preliminary Plat is the first subdivision plat for the Viridian Farm MPD (Master Planned Development). Bradey Wilde stated that the proposed plat exceeds Salem City's parking requirement. The density of the proposed subdivision is 2.85 units per acre. The proposed plat meets the requirements of the development agreement. The Community Park will be a part of the proposed plat. Bradey Wilde stated that offsite infrastructure will need to be constructed for the proposed plat. Kevin Lyman was worried about roundabouts being constructed in 750 North. Kevin Lyman believes that semi-trucks will have a hard time turning in the roundabouts. Bradey Wilde stated that the roundabouts will be constructed with mountable curbs for larger trucks. Jeff Stevenson (representing D.R. Horton) believes that the roundabouts are a good thing because it will

force vehicles to go slower throughout the development. It was mentioned that the traffic impact study warranted roundabouts to be constructed in 750 North. Kevin Lyman believes that the area might be good for commercial development. Jeff Stevenson stated that they are not planning on constructing any commercial development in the Viridian Farm MPD.

Kevin Lyman asked for a motion for the Viridian Farm MPD Plat A Preliminary Plat.

Rodger Critchfield made a motion to recommend approval of the Viridian Farm MPD Plat A Preliminary Plat subject to compliance with all Salem City Standards and Ordinances with the following condition.

- Follow the recommended conditions from the DRC.

Craig Sacco seconded the motion. All members of the commission voted in favor.

#### **e. Discussion (No Motion) - Viridian Farm MPD Pressurized Irrigation Pond**



Jeff Stevenson presented the proposed pressurized irrigation pond for the Viridian Farm MPD. The pond will be in a spot where Salem City can draw water from each irrigation company. The original location of the pond was going to be on the side of the mountain by the water tank. They are planning to make the irrigation pond into an amenity for the community. The proposed pond can hold up to 18-acre feet of water. The new location of the pond will take away 10 acres of sellable land. The city and developers are working out a deal to replace the 10-acre loss of development. The developer is looking to gain 16 lots in replacement of the new irrigation pond. The density will stay the same with the addition of 16 lots. Kevin Lyman believes that it will be a huge deal for the city to be able to draw water from all the irrigation companies. The Planning and Zoning Commission likes the concept of the new irrigation pond. The Planning and Zoning Commission asked to add more beach area to the pond.

#### **f. Adjourn**

Kevin Lyman asked for a motion to adjourn.

Craig Sacco made a motion to adjourn. Kam Valguardson seconded the motion. All members of the commission voted in favor. 5-0

Salem City Attendance Record  
For Planning and Zoning Commission held on August 9, 2023

	Please Print Name	Please Sign Name
1	Randy Smith	
2	Brett Woodland	
3	Justin Hamilton	
4	William Burk	
5	Jeff Stephenson	
6	Todd Sinks	
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