



Planning and Zoning Commission Agenda

Wednesday, December 7, 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 December 7th 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 October 26, 2022
2. **Public Hearing**
 - a. Zone Change – CUWCD A-1 to P-F (Approx. 1280 S 1700 E)
3. **Motion**
 - a. Zone Change – CUWCD A-1 to P-F (Approx. 1280 S 1700 E)
 - b. Preliminary Plat – Wasatch Landing (Approx. 11200 S 50 E)
 - c. Preliminary Plat – Salem Fields Plat 1 (Approx. SR-198 750 N)

Planning and Zoning Commission Attendance: Kevin Lyman, Paul Taylor, Kam Valguardson, Dave Stringfellow

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

Public Attendance: Please Review Attached Document Below

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

1. Agenda Items Discussion

Bradey Wilde talked about the proposed CUWCD (Central Utah Water Conservancy District) zone change. The proposed A-1 (Agriculture) to P-F (Public Facility) zone change is located at approximately 1280 S 1700 E. Bradey Wilde stated that CUWCD is planning to construct a regional water treatment plant on the proposed zone change's property. The Planning and Zoning Commission asked if there was any concern/disadvantage for the City with consideration of the proposed zone change. Walter Bird stated that there were no concerns from the City regarding the proposed zone change.

Bradey Wilde mentioned that the Wasatch Landing Subdivision is located at approximately 11200 S 50 E. The Wasatch Landing Subdivision is located in the R-12 zone and contains 39 lots. Bradey Wilde stated that a 10 foot wide trail will be constructed along 50 E during the construction of the subdivision. The DRC recommended approval for the Wasatch Landing Subdivision. Bradey Wilde shared the following recommended conditions from the DRC for the Wasatch Landing Subdivision:

- The current storm drain design does not meet Salem City standards. The final plat storm drain design is required to meet Salem City standard.
- Future regional retention basin providing protection for the subdivision before recording the subdivision's plat.
- Construction of the regional retention basin will need to start before the construction of the subdivision commences.
- Location of Rocky Mountain Power Line to be reviewed by Rocky Mountain Power during final plat review.
- Subdivision lot layout operating within zoning code that was active when plat was submitted to the City.

Bradey Wilde stated that a paved temporary turn around for 10 E will need to be added to the plans.

Bradey Wilde mentioned that the Salem Fields Phase 1 Subdivision is located at approximately SR-198 750 N. Paul Taylor asked about the access stubbing into Gus Farley's property. Walter Bird mentioned that the access stipulations for the Gus Farley property is outlined in the development agreement and will be finalized at a later date. Bradey Wilde mentioned that DRC recommended approval of the Salem Fields Phase 1 Subdivision. Bradey Wilde shared the following recommended conditions from the DRC for the Salem Fields Phase 1 Subdivision:

- Must meet the current construction and development standards, and zoning ordinances.
- Must meet all the development agreement requirements.
- Remove lots 145 through 149 from Phase 1, we can work out what portion of the road will remain in Phase 1 to provide access to the nature park in Final Plat approval.
- Provide secondary access on 500 East through the Timber Ranch subdivision or provide secondary access onto 750 North with another road coming from 700 North, 750 North must be connected to Woodland Hills Drive (all utilities must be installed during road construction). East dead-end of 700 North needs a temporary paved turnaround, if not used for secondary access.
- All utilities provided to commercial property with the sewer as an 8" main.
- The ROW widths on 500 East must match between the Salem Fields subdivision and the Timber Ranch subdivision.
- Residential storm water generated by Phase 1 must be retained on Phase 1, not on the commercial property.
- The grading of the nature park is not clear and will be addressed during final plat.
- Show commercial access conceptually on the planset, show 750 East access as far East as possible.
- Existing irrigation ditch must be piped per the Irrigation Canal Company approval and standards adjacent to lots 118 through 138. If the ditch is not on the Salem Fields property, then no improvements will be required.
- Masonry fencing is required along 750 North and the Commercial property on SR-198 between Lots 110 through 117. All fencing type and color must match.
- Development is required to meet all Salem City codes parking requirements.
- Each lot will need to retain its own storm water.
- Water tank must be constructed and in service prior to recording of any plat in Salem Fields.

7:00 P.M. Planning and Zoning Commission

1. Planning and Zoning Commission Meeting Minutes From October 26, 2022

Kevin Lyman asked for a motion for the October 26, 2022 Planning and Zoning Commission meeting minutes.

Paul Taylor made a motion to approve the October 26, 2022 Planning and Zoning Commission meeting minutes. Dave Stringfellow seconded the motion. All members of the commission voted in favor. 4-0

2. Public Hearing

Kevin Lyman asked for a motion to enter public hearing.

Kam Valguardson made a motion to enter public hearing. Dave Stringfellow seconded the motion. All members of the commission voted in favor. 4-0

a. Zone Change – CUWCD A-1 to P-F (Approx. 1280 S 1700 E)

Dave Pitcher (CUWCD), Kirk Beecher (CUWCD), and Joe Santos (Rim Roc Engineering) were present at tonight's meeting representing the proposed A-1 to P-F zone change. Kirk Beecher stated that CUWCD conservancy district is rezoning 93 acres of property for the purpose of constructing a regional water treatment facility.

Siri Farley requested to understand why CUCWD needed 93 acres to construct a water treatment facility. Kirk Beecher explained the needed infrastructure for a regional water treatment plant. Kirk Beecher mentioned that 93 acres is about 30% shy of what property is needed for the regional water treatment facility. Siri Farley asked Kirk Beecher why the specific property was chosen for a regional water treatment plant. Kirk Beecher stated that the property was chosen because it has the elevation needed to gravity flow water in and out of the water treatment facility. Siri Farley asked if the water treatment plant would restrict the surrounding property. Kirk Beecher stated that the water treatment plant would not restrict surrounding property. Siri Farley wanted to know who would benefit from the water treatment facility. Kirk Beecher mentioned that the regional water treatment facility will benefit south Utah County and portions of Juab County.

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129 Wes Ottesen address the Planning and Zoning Commission. Wes Ottensen explained that the City
130 owned property to the east of the proposed zone change property. Wes Ottensen would like to see the
131 regional water treatment plant constructed on the City property. This property is located on the
132 mountain side east of the water tank in the area. Wes Ottesen requested that the flat ground is
133 preserved for agriculture and residential development. Kirk Beecher mentioned that the water source
134 wouldn't be able to reach the water treatment plant if it was constructed on the City property by the
135 water tank.

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137 Todd Brockbank address the Planning and Zoning Commission. Todd Brockbank wanted to know where
138 the money was coming from for the construction of the water treatment plant. Kirk Beecher stated that
139 the water treatment facility project will be funded by CUWCD. Todd Brockbank wanted to know what
140 the environmental impacts and aesthetics of the water treatment facility would be. Kirk Beecher
141 mentioned that the building would be aesthetically pleasing and the environmental impact would be
142 minimal. Todd Brockbank wanted to know where the needed 30% more of 93 acres would be obtained.
143 Kirk Beecher stated that CUWCD owns enough acreage in the area for the water treatment facility. Kirk
144 Beecher stated that they are only changing the zone for 93 acres of the 250 acres CUWCD owns in the
145 area. The area that CUWCD owns that is not apart of the zone change is the gravel pits. Kirk Beecher
146 mentioned that the zone will not be changed for the gravel pits until the current mining operation is
147 discontinued. Todd Brockbank wanted to know if the zone change would take the surrounding
148 properties out of green belt. Kirk Beecher stated that the surrounding properties would not be taken out
149 of green belt if the zone change is approved. Todd Brockbank asked if the surrounding property's water
150 rights would be affected by the proposed project. Kirk Beecher believes that the water rights for the
151 surrounding properties would not be affected by the project. Todd Brockbank mentioned that their
152 families property is accessed through an easement near the CUWCD property. Todd Brockbank wanted
153 to make sure that the easement to the property would remain. Kirk Beecher mentioned that CUWCD
154 will replace or upgrade the access easement if the easement is disturbed by the project. Todd Brockbank
155 wanted to know what the time frame for the construction of the water treatment facility would be. The
156 water treatment facility plant will be constructed in five years at the earliest.

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158 Sandra Stokes wanted to know why the property was chosen for a regional water treatment facility. Kirk
159 Beecher stated that the property will allow the water to feed and leave the water treatment facility
160 without pumping. Kirk Beecher stated that the property was chosen because it will be the best location
161 for the regional water treatment facility.

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163 David Pitcher from representing CUWCD address the Planning and Zoning Commission. David Pitcher
164 explained that CUWCD looked for a location for the regional water treatment facility from Spanish Fork
165 to Santaquin. David Pitcher mentioned that the property in Salem is the best location for the water
166 treatment facility. David Pitcher appreciated the consideration from the Planning and Zoning
167 Commission for the proposed zone change.

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

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170 Paul Taylor made a motion to close public hearing. Dave Stringfellow seconded the motion. All members
171 of the commission voted in favor. 4-0

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173 **3. Motion**

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175 **a. Zone Change – CUWCD A-1 to P-F (Approx. 1280 S 1700 E)**

176 Kevin Lyman asked for a motion for the proposed A-1 to P-F CUWCD zone change located at
177 approximately 1280 S 1700 E.

178 Kam Valguardson made a motion to recommend approval of the A-1 to P-F CUWCD zone change located
179 at approximately 1280 S 1700 E. Dave Stringfellow seconded the motion. All members of the
180 commission voted in favor. 4-0

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

183 Refer to the work session minutes to receive information about this subdivision.

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185 Kevin Lyman asked for a motion for the Preliminary Plat for the Wasatch Landing Subdivision

186 Kam Valguardson made a motion to recommend approval of the Preliminary Plat for the Wasatch
187 Landing Subdivision with the following condition.

- 188
 - Follow recommended conditions from the DRC.

189 Kevin Lyman seconded the motion. All members of the commission voted in favor. 4-0

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191 **c. Preliminary Plat – Salem Fields Plat 1 (Approx. SR-198 750 N)**

192 Bradey Wilde located the Salem Fields Phase 1 Preliminary Plat Subdivision. The proposed subdivision is
193 located at approximately SR-198 750 N. Bradey Wilde stated that the proposed development has an
194 approved development agreement to follow. The proposed subdivision contains a nature park which will
195 be beneficial to the City. Bradey Wilde stated the recommended condtions from DRC (see work session
196 minutes above). Bradey Wilde mentioned that a culinary water tank will be required to construct a
197 culinary water tank for the development. Kam Valguardson wanted to know where the culinary water
198 tank would be constructed. Bradey Wilde stated that the culinary tank will be built by the Selman Ridge
199 Subdivision. Bronson Tatton with Flagship Homes addressed the Planning and Zoning Commission. Paul
200 Taylor asked if there would be a pedestrian access that goes to SR-198 in between lots 117 and 118.
201 Bronson Tatton mentioned that the details for the pedestrian access between lots 117 and 118 will be

202 known at a future date. Bronson Tatton mentioned that they would like to record the proposed plat in
203 June.

204

205 Kevin Lyman asked for a motion for the Preliminary Plat for the Salem Fields Phase 1 Subdivision.

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207 Paul Taylor made a motion to recommend approval of the Preliminary Plat for the Salem Fields Phase 1
208 Subdivision with the following conditions.

- 209 • Follow recommended conditions from the DRC.
210 • The culinary water tank to be in service before the recording of the subdivision.

211 Kam Valguardson seconded the motion. All members of the commission voted in favor. 4-0

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213 Kam Valguardson made a motion to adjourn. Paul Taylor seconded the motion. All members of the
214 commission voted in favor. 4-0

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