



Planning and Zoning Commission Agenda

Wednesday, January 12, 2021

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 January 12th to request the link.

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

1. Zone Change – Farley Zone Change A-1 to R-5 (860 north SR-198 Salem, UT)
2. New Salem Future Land Use Plan
3. R-5 Cross Section Standard Addition

7:00 P.M. Planning and Zoning Commission

4. Planning and Zoning Commission meeting minutes from December 1, 2021

Public Hearing

5. Motion To Enter Public Hearing
6. Zone Change – Farley Zone Change A-1 to R-5 (860 north SR-198 Salem, UT)
7. New Salem Future Land Use Plan
8. R-5 Cross Section Standard Addition
9. Motion To Close Public Hearing

Motion

10. Zone Change – Farley Zone Change A-1 to R-5 (860 north SR-198 Salem, UT)
11. New Salem Future Land Use Plan
12. R-5 Cross Section Standard Addition
13. Adjourn

27 **Planning and Zoning Commission Attendance:** Jon Ward, Paul Taylor, Dave Stringfellow

29 **City Staff Attendance:** Cody Young, Walter Bird, Bruce Ward

31 **Public Attendance:** Brad Robbins, Rebecca Bennett, Gus Farley, Sid Cardon, Kam Valgrelson

33 **6:00 P.M. Work Session (No Official Business Conducted)**

- 35 1. Zone Change – Farley Zone Change A-1 to R-5 (860 north SR-198 Salem, UT)

37 No comment was made during work session.

- 39 2. New Salem Future Land Use Plan

41 Brad Robbins and Rebecca Bennett from Sunrise Engineering presented the
42 following regarding the New Salem area plan. Brad Robbins stated that the New Salem
43 land use designations has changed slightly since the October 2021 proposal. Brad
44 Robbins stated that the slight change was the adding of planning area number 8. Brad
45 Robbins proceed to explain the planning areas in the New Salem area plan. Low Density
46 Residential – Area 1: Single-family detached residential neighborhoods. Density range of
47 3 to 5 dwelling units/acre. Medium Density Residential – Area 2: Small lot single family
48 homes, lower density attached homes, cluster homes, courtyard or duplex type housing.
49 Density range of 6 to 8 dwelling units per acre High Density Residential – Area 3:
50 Attached housing with multi-story units, clustered buildings, open spaces, private
51 recreation amenities. Density range of between 9 to 14 dwelling units per acre. Ultra-
52 High Density Residential – Area 4: Multi-story residential development with apartments
53 or condominiums. Density of 15 to 20 dwelling units per acre. 3.5 Freeway Commercial
54 – Area 5: Support commercial uses along the I-15 right-of-way, auto dealerships, boat
55 dealerships, bulk grocery retailers such as Sam’s Club or Costco, general merchandise,
56 retailers such as Target or Walmart, home improvement stores, hotels or office buildings,
57 light manufacturing, warehouses and recreational vehicle dealerships. 3.6 Retail
58 Commercial – Area 6: Support general merchandise, food, dining, neighborhood goods
59 and services, bulk grocery retailers, clothing retailers, coffee shops, dry cleaners,
60 entertainment or movie theaters, furniture stores, grocery stores, hair salons, home
61 improvement, postal or shipping store and restaurants. 3.7 Institutional Uses – Area 7:
62 Multitude of uses that complement and support the community of Salem, community

center, government facilities (not corporation yards), medical clinics, public utilities and surgical center. 3.8 Mixed Use-Flex – Area 8: Provide for a multitude of various land uses such as commercial, office/business park and/or residential. Planning Area 8 can also function as an extension of an adjacent planning area, hotels, commercial uses, food services and multi-story residential (condominiums, apartments, townhomes). 3.9 Regional Park – Area 9: Highly visible and highly accessible. 3.10 Rural Commercial – Area 10: The rural commercial planning area of the Salem Area Plan is intended to preserve and establish land uses associated with the rural past of Salem City. Brad Robbins stated that the New Salem area plan is planned for about 5000 units. Jon Ward believes that the mixed use – flex area makes a lot of sense. Jon Ward asked what the restrictions would be in the rural commercial area (area 10). Brad Robbins stated that the zoning code would determine uses for area 10. Brad Robbins shared recommendations from Sunrise Engineering for area use designation. Review the Salem Zoning Ordinance to determine appropriate uses compatible with Planning Areas 1 through 10 as defined in this document. Review the development standards associated with zones that will implement uses. Review the on-site, off-site, guest and shared parking requirements. Review the Salem General Plan to ensure compatibility between proposed land uses and General Plan densities, policies, and goals. Brad Robbins stated that the transportation recommendations did not change from the last proposal. Bruce Ward stated that UDOT requested Spanish Fork City to put a light in at SR-164 and 770 west. The request for the stoplight came because of the twenty unit per acre proposed development north of Revere Health. Jon Ward asked if Cities have any say where stoplights are located. Bruce Ward stated that Cities don't have much say in where stoplights are placed. Brad Robbins shared the final recommendations from Sunrise Engineering. Develop a comprehensive community facilities plan to address specific infrastructure needs. Assess comprehensive zone change with properties in the Area Plan. Explore all types of possible financing of the Area Plan like fair share property-based financing mechanisms, Tax Increment financing, private/public partnerships, state and federal programs. Bruce Ward stated that the acreage of area 10 needs to be updated to the appropriate acreage. It was mentioned that the New Salem area may need to have separate zoning ordinances from the regular zoning ordinances. Bruce Ward suggested that the rear loaded townhome option is taken out of the area plan text. Bruce Ward mentioned that the removal of the text will allow the City to determine appropriate development structures throughout the area and will not be forced to use rear loaded townhomes presented by developers. Bruce Ward stated that Area 4 was presented to the City Council last week. Bruce Ward mentioned that the City Council was undecided on the appropriate unit per acre designation for Area 4. Bruce Ward mentioned that Mayor Kurt Christensen talked with the Mayor of Payson. The Mayor of Payson told him that the development east of the Mountain View Hospital is about twenty units per acre. Dave Stringfellow stated that he likes how the low density overpowers the high density in the general plan. Paul Taylor asked if 18 units per acre

looks any different that 20 units per acre. Bruce Ward stated that 18 units per acre does not look any different that 20 units per acre. Dave Stringfellow stated that developers will request the highest density of areas. Dave Stringfellow believes that 18 units per acre is too high of a density. Paul Taylor asked if area 5 and 6 were comparable. It was mentioned that areas 5 and 6 are similar. Bruce Ward mentioned that hair salons and dry cleaners should be removed from the list of uses in area 6. Bruce Ward also mentioned that a convenience store option should be added to the list of uses in area 5 and 6. The planning and zoning agreed with Bruce Ward. It was mentioned that the revised are plan added 500 units from the old proposal. Bruce Ward recommended that specific lane numbers should be removed from the future interchange plans. Bruce Ward wants to make sure that the appropriate lanes are placed and doesn't want the City to be held to a certain number of lanes. Bruce Ward also requested Sunrise Engineering to provide a trails exhibit. Brue Ward stated that the right amount of round 'bouts need to be added to the area plan. It was mentioned that parking requirements will be determined in the ordinances that are created in the future.

3. R-5 Cross Section Standard Addition

No comment was made during work session.

7:00 P.M. Planning and Zoning Commission

4. Planning and Zoning Commission meeting minutes from December 1, 2021

Dave Stringfellow made a motion to approve the Planning and Zoning Commission from December 1, 2021. Paul Taylor seconded the motion. All members of the Commission voted in favor. 3-0

Public Hearing

5. Motion To Enter Public Hearing

Paul Taylor made motion to enter public hearing. Jon Ward Seconded the motion. All members of the Commission voted in favor. 3-0

6. Zone Change – Farley Zone Change A-1 to R-5 (860 north SR-198 Salem, UT)

Bruce Ward stated that the Farley Zone Change is the two 8 acre parcels located at 860 north SR-198. Bruce Ward stated that the applicant (Gus Farley) is requesting an A-1 to R-5 zone change. Bruce Ward finished up by stated that DRC recommended denial of the Farley Zone Change because it is not consistent with the current Salem City general plan.

Gus Farley stated that he is requesting a A-1 to R-5 zone change for a future retirement community. Gus Farley mentioned that he is requesting a zone change to make sure that his property is zoned accordingly when the Salem Fields MPD proposal is approved. Gus Farley mentioned that his property borders the Salem Fields MPD area 2000 feet on the south and 600 feet on the east. Gus Farley mentioned that the DRC told him that higher densities like R-5 can only be given to master planned developments in the area that his property is located. Gus Farley stated that when his property was annexed into Salem he requested R-5. Gus Farley is concerned about road alignment from the Salem Fields MPD going into his property. Gus Farley wants to make sure that his property is developable in the future. Gus Farley asked the Planning and Zoning Commission to table the Farley Zone Change until the Salem Fields MPD is approved. Paul Taylor asked Gus Farley how many acres the Farley Zone Change consisted of. Gus Farley stated that the Farley Zone Change consist of 16 acres.

7. New Salem Future Land Use Plan

Brad Robbins and Rebecca Bennett from Sunrise Engineering presented that New Salem area plan. Brad Robbins stated that they have had several workshops with the Planning and Zoning Commission and City Council to determine the best area plan for the New Salem area. Brad Robbins shared the planning objectives of the New Salem area plan. Develop the Area Plan area as a gateway from I-15. Provide a mix of economically viable land uses that respond to market opportunities. Create a mixed-use plan that incorporates commercial, office, and residential uses on the site. Provide locations for offices, retail, and employment activities that are compatible with the City's culture. Provide a high quality, cohesive site design. Develop clear circulation linkages and access points to adjacent streets. Provide shopping, relaxation, and dining opportunities for residents as well as the traveling public utilizing I-15. Brad Robbins showed the land us designations map. Brad Robbins shared the area use designation recommendations that were shared in work session. Brad Robbins shared the transportation recommendations. Create a Grid Network between 1500 north and 1260 west with accompanying lane and underpass expansions. Create Salem Parkway. Require Restricted Turn Lanes as recommended by UDOT. Create Frontage Road. Increase Pedestrian Facilities and Trails. Utilize

180 Roundabouts. Brad Robbins went through the design and community character.
181 Because the Project Area is the gateway to Salem City from the I-15, it should
182 incorporate an elevated design aesthetic. A unifying theme is recommended to tie the
183 developments together and create a sense of similarity throughout the city. Brad
184 Robbins shared the final recommendations that were shared in work session.

185
186 8. R-5 Cross Section Standard Addition
187

188 Bruce Ward stated that the R-5 Cross Section Standard Addition contains the
189 following: five foot sidewalk, two and a half feet of curb and gutter and thirty two
190 feet of asphalt. Bruce Ward mentioned that the cross section is forty seven feet wide
191 in total. Bruce Ward stated that the current R-5 cross section contains a planter strip
192 area. Bruce Ward stated that the proposed cross section will make things more
193 efficient. Bruce Ward shared the two notes that are on the proposed cross section.
194 This cross section shall only be used on townhome streets projected to have an
195 average traffic of no more than 1,000 trips per day, as demonstrated by a project
196 specific, traffic impact study. If this cross section is allowed to be used by Salem
197 City, then the rear setback shall be increased from 15 to 23 feet. Bruce Ward
198 mentioned that the proposed cross section does not allow the developer to increase
199 density. Paul Taylor asked what the front setback will be with the proposed cross
200 section. Bruce Ward stated that the front setback will be 25 feet. Jon Ward asked how
201 many homes provides 1,000 trips per day on a road. Bruce Ward stated that 1,000
202 trips per day on a road is roughly 100 single family homes or roughly 130
203 townhomes.

204
205 Paul Taylor asked if DRC has any comments about the New Salem area plan.
206 Bruce Ward stated that the New Salem area plan has not been presented to the DRC.
207

208 9. Motion To Close Public Hearing
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210 Paul Taylor made a motion to close public hearing. Dave Stringfellow seconded
211 the motion. All members of the Commission voted in favor. 3-0

212 **Motion**

213 10. Zone Change – Farley Zone Change A-1 to R-5 (860 north SR-198 Salem, UT)

214 Bruce Ward showed the Planning and Zoning Commission the proposed zoning
215 map for the Salem Fields MPD. Jon Ward stated that he thinks that it is not the right
216 timing for the Farley Zone Change. Gus Farley mentioned that that he is concerned
217 about the road alignment into his property from the Salem Fields MPD. Bruce Ward
218 stated that the City will make sure that roads are aligned properly to allow

219 development of the Farley property. Bruce Ward recommend that the Farley Zone
220 Change is not tabled because it has been advertised for public hearing at City Council
221 next week.

222 Jon Ward made a motion to recommended denial of the Farley Zone Change
223 because it does not meet the Salem City General Plan. Dave Stringfellow seconded
224 the motion. All members of the Commission voted in favor. 3-0

225

226 11. New Salem Future Land Use Plan

227 Bruce Ward shared the proposed changes to the New Salem area plan proposal
228 that were brought up tonight at Planning and Zoning Commission. The maximum density
229 in the ultra-high density reduced from 20 units per acre to 18 units per acre. Update the
230 acreage for the area 10 area. Remove the text that stated that rear loaded product is
231 accepted. Include convenience store as an approved use in areas 5 and 6. Remove the use
232 of hair salon and dry cleaners in area 6. Don't specify the number of lanes at the I-15
233 interchange. Add a trails exhibit in the area plan. Call out all round 'bouts that will be
234 constructed in the area. Allow drive thru allowance in areas 5 and 6. Dave Stringfellow
235 asked if these proposed changes can be changed before City Council next week. Brad
236 Robbins stated that the changes will be made early next week before City Council.

237 Paul Taylor recommended approval of the New Salem area plan with condition to
238 complete all changes that Bruce Ward stated, specifically change the maximum density
239 of the ultra-high density area to 18 units per acre. Jon Ward seconded the motion. All
240 members of the Commission voted in favor. 3-0

241 12. R-5 Cross Section Standard Addition

242 Bruce Ward read note two to the Planning and Zoning Commission. If this cross
243 section is allowed to be used by Salem City, Then the rear setback shall be increased
244 from 15 to 23 feet. Bruce Ward stated that this proposed cross section is not an effort to
245 increase density.

246 Paul Taylor made a motion to recommend approval of the R-5 cross section
247 standard addition on condition to follow notes 1 and 2. Dave Stringfellow seconded the
248 motion. All members of the Commission voted in favor. 3-0

249 13. Adjourn

250 Dave made a motion to adjourn. Paul Taylor seconded the motion. All members
251 of the Commission voted in favor. 3-0