



## Planning and Zoning Commission Agenda

Wednesday, July 27, 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 July 27<sup>th</sup> to request the link.**

### **6:00 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 June 8, 2022

#### **2. Public Hearing**

- a. Motion to enter public hearing
- b. Zone Change – Self Help Homes R-10 to R-5 (Approx. 770 W 1760 N)
- c. Zone Change – Mountain Lane Estates A-1 to R-12 (Approx. Woodland Hills Dr. 620 N)
- d. Ordinance Amending Metal Buildings in the C-1 Zone
- e. Ordinance Amending Roof Top Pitches
- f. Ordinance Amending Lot Averaging
- g. Motion to close public hearing

#### **3. Motion**

- a. Zone Change – Self Help Homes R-10 to R-5 (Approx. 770 W 1760 N)
- b. Zone Change – Mountain Lane Estates A-1 to R-12 (Approx. Woodland Hills Dr. 620 N)
- c. Ordinance Amending Metal Buildings in the C-1 Zone
- d. Ordinance Amending Roof Top Pitches
- e. Ordinance Amending Lot Averaging
- f. Preliminary Plat – Dragons Meadow (400 N Woodland Hills Dr.)
- g. O'Reilly Auto Parts Building Exterior Change (SR-198 870 N)
- h. Adjourn

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

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

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

**Agenda Items Discussion**

Bruce Ward introduced Kam Valguardson as the newest Planning and Zoning Commissioner. Kam Valguardson introduced himself to the Planning and Zoning Commission.

Bruce Ward talked about the proposed Self Help Zone Change. Self Help Homes is requesting a R-10 to R-5 zone change on 4.03 acres of property. The property is located at approximately 770 West 1760 North. Self Help Homes plans to build single family homes on the proposed zone change area. Bruce Ward stated that the proposed zone change is consistent with the New Salem Area Plan. Brent Bluth (representative for Self Help Homes) stated that the single family product will have a density around 5 units per acre.

There was conversation about the proposed Mountain Lane Estates Zone Change. Bruce Ward stated that Brighton Homes is requesting the Mountain Lane Estates Zone Change. Brighton Homes is requesting a A-1 to R-12 zone change. The proposed zone change is located at Woodland Hills Dr. 620 North. Bruce Ward stated that the future 750 North will go through this property. Bruce Ward stated that the future Nebo Belt Route will be constructed in this area as well. The DRC recommended approval of the zone change with condition to not allow the developer to use the current lot averaging ordinance when designing the subdivision. The developer will also be required to coordinate with the County and UDOT when the alignment of the future Nebo Belt Route is being determined.

Walter Bird presented the proposed ordinance amending metal buildings in the C-1 zone. Walter Bird stated that the C-1 zone currently does not allow metal buildings. The amendment will allow metal to be used on buildings in the C-1 zone. The amendment allows the DRC to determine if a metal building proposal is allowed in the C-1 zone.

Walter Bird presented the proposed ordinance amending roof top pitches. The current roof top pitch minimum is 4:12. The amendment will allow more modern style homes to be built. Kam Valguardson asked if this amendment eliminates a roof pitch requirement in Salem completely. Bruce Ward stated that manufactured homes will still be required to have a 4:12 minimum roof top pitch.

Bruce Ward talked about the Dragons Meadow Preliminary Plat Subdivision. The subdivision is located at 400 North and Woodland Hills Dr. Bruce Ward stated that the DRC recommended approval of the subdivision with one condition. The lots 1-5 cannot have accesses onto 400 North or Woodland Hills Dr. Bruce Ward stated that the Dragons Meadow Preliminary Plat meets all requirements of the R-15 zone.

Bruce Ward showed the new proposed exterior rendering for the O'Reilly Auto Parts building. Bruce Ward stated that the DRC recommended that brick on the south side of the building continues on the east side of the building. The DRC also recommended that the developer can to install or not install the proposed vine rack on the north side of the building.

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

#### **Planning and Zoning Commission Meeting Minutes From June 8, 2022**

Kam Valguardson made a motion to approve to June 8, 2022 Planning and Zoning Commission meeting minutes. Jim Simons seconded the motion. All members of the commission voted in favor. 5-0

#### **Public Hearing**

Kevin Lyman made a motion to enter public hearing. Paul Taylor seconded the motion. All members of the commission voted in favor. 5-0

#### **Zone Change – Self Help Homes R-10 to R-5 (Approx. 770 W 1760 N)**

Bruce Ward stated that Self Help Homes is requesting a R-10 to R-5 zone change at approximately 770 West 1760 North. Self Help Homes is planning on building single family homes on the property.

Brent Bluth representing Self Help Homes addressed the Planning and Zoning Commission. Brent Bluth stated that the proposed zone change is consistent with the New Salem Area Plan. Brent Bluth finished up by stating that Self Help Homes plans to build single family homes on the property.

#### **Zone Change – Mountain Lane Estates A-1 to R-12 (Approx. Woodland Hills Dr. 620 N)**

Bruce Ward stated that Brighton Homes is requesting an A-1 to R-12 zone change at approximately Woodland Hills Dr. 620 North. Bruce Ward stated that the DRC recommended that Brighton Homes should not be able to use the current lot averaging ordinance for the future subdivision on the property.

Sam Pugsley representing Brighton Homes presented the proposed zone change. The A-1 to R-12 proposed zone change is composed of 39 acres. The R-12 zone would allow around 89 lots on

the 39 acres of land. Sam Pugsley stated that the zone change is consistent with the general plan. Sam Pugsley understands that the current lot averaging ordinance cannot be utilized in the future subdivision layout for the property.

London Simonson wanted to know how wide the right of way will be for the future 750 North. Bruce Ward stated that the future right of way for 750 North will be 80 feet or wider.

Boyd Warren is excited to see large lots proposed for the area. Boyd Warren believes that the larger lots will allow more room for parking in the subdivision. Boyd Warren is interested to see the location of the future roads in the area. Boyd Warren stated that he is in favor of the zone change.

Janelle Orton stated that Brighton Homes has been very good to work with. Janelle Orton stated that her family is ready to move on.

#### **Ordinance Amending Metal Buildings in the C-1 Zone**

Walter Bird presented the proposed amendment to the C-1 zone. Walter Bird stated that the proposed amendment would allow metal buildings in the C-1 zone. The amendment will give the DRC authority to decide if a metal building is permitted in the C-1 zone.

London Simonson is wanting to construct a commercial building that has a metal exterior. London Simonson showed the Planning and Zoning Commission the proposed commercial building. London Simonson believes that the allowance of metal in the C-1 zone will bring good aesthetics to Salem. London Simonson stated that the building will be built next to fit club. London Simonson believes that the flexibility in the amended code will allow a variety of metal buildings to be used.

Janelle Orton wants to make sure that good aesthetics is kept while the City grows.

#### **Ordinance Amending Roof Top Pitches**

Walter Bird stated that the proposed amended ordinance will adjust the roof top pitches requirement to allow modern style housing.

#### **Ordinance Amending Lot Averaging**

Bruce Ward stated that the City Council approved a lot averaging ordinance for new subdivisions a year ago. The City Council and Planning and Zoning Commission believe that the lot averaging ordinance needs to be adjusted. Bruce Ward presented the proposed amendments to the lot averaging ordinance.

Lot Averaging Amendment Proposal

14-5-0303. Standards. (R8)

The minimum lot size shall be 8,000 square feet with 75 feet of frontage on a public street with access to minimum front set back line from the public street with access to the lot. ~~Alternatively, a deviation from lot size standards shall be allowed throughout a project as long as the total number of units does not exceed the base density allowed by the total project area. The base density for the R-8 Zone is 3.90 units per acre, which shall be calculated based upon the total area within the subdivision. In this alternative arrangement, the minimum lot size shall be 7,000 square feet and have a minimum 70 feet of frontage. Where projects include uniquely large lots, the area of the uniquely large lots that is included for purposes of calculating project density shall be limited to twice the minimum lot size of the R-8 Zone (16,000 square feet).~~

14-6-030. Standards. (R10)

The minimum lot size shall be 10,000 square feet with 90 feet of frontage on a public street with access to the lot. For all lots, including cul-de-sac or other non-rectangular lots, the 90 feet must be met at the minimum front set back line from the public street with access to the lot. Alternatively, a frontage reduction of 10 feet shall be allowed on a maximum of 25 % of the lots in the subdivision. ~~a deviation of lot size standards shall be allowed throughout a project as long as the total number of units does not exceed the base density allowed by the total project area. In this alternative arrangement, the base density for the R-10 Zone is 3.00 units per acre, which shall be calculated based upon the total area within the subdivision. The minimum lot size shall be 9,000 square feet and have a 14-23 Updated 8/27/2021 T.O.C minimum 80 feet of frontage. Where projects include uniquely large lots, the area of the uniquely large lots that is included for purposes of calculating project density shall be limited to twice the minimum lot size of the R-10 Zone (20,000 square feet).~~

14-7-030. Standards. (R12)

Minimum lot size shall be 12,000 square feet, with a minimum of 100 feet of frontage on a public street with access to the lot. For all lots, including cul-de-sac or other non-rectangular lots, the 100 feet must be met at the minimum front set back line from the public street with access to the lot. Alternatively, a frontage reduction of 10 feet shall be allowed on a maximum of 25 % of the lots in the subdivision. ~~a deviation from lot size standards shall be allowed throughout a project as long as the total number of units does not exceed the base density allowed by the total project area. In this alternative arrangement, the base density for the R-12 Zone is 2.60 units per acre, which shall be calculated based upon the total area within the subdivision. The minimum lot size shall be 10,000 square feet and have a minimum 90 feet of frontage. Where projects include uniquely large lots, the area of the uniquely large lots that is included for purposes of calculating project density shall be limited to twice the minimum lot size of the R-12 Zone (24,00 square feet).~~

14-8-030. Standards. (R15)

All dwellings shall meet the following minimum requirements: 1. Minimum lot size shall be 15,000 square feet, with 100 feet of frontage on a public street with access to the lot. For all lots, including cul-de-sac or other non-rectangular lots, the 100 feet must be met at the minimum front set back line from the public street with access to the lot. Alternatively, a frontage reduction of 10 feet shall be allowed on a maximum of 25 % of the lots in the subdivision. ~~a deviation from lot size standards shall be allowed throughout a project as long as the total number of units does not exceed the base density allowed by the total project area. In this alternative arrangement, the base density for the R-15 Zone is 2.09 units per acre, which shall be calculated based upon the total area within the subdivision. The minimum lot size shall be 12,500 square feet and have a minimum 90 feet of frontage. Where projects include uniquely large lots, the area of the uniquely large lots that is included for purposes of calculating project density shall be limited to twice the minimum lot size of the R-15 Zone (30,000 square feet).~~

Bruce Ward stated that there will be no reduction of square footage allowed. Bruce Ward believes that this amendment is clear and does not create confusion. Kam Valguardson asked Bruce Ward how the development community has received this amendment. Bruce Ward stated that the current lot averaging ordinance gives developers more flexibility than the proposed amendment. Bruce Ward stated that the flexibility in the frontage will be a benefit to the developers.

Boyd Warren wanted to know the timing of approval for the amended ordinance. Bruce Ward stated that the City Council will need to approve the ordinance before it is practiced by the City. The City Staff is in charge of making sure the ordinance is followed.

Janelle Orton asked if the amended ordinance affects an existing lot. Bruce Ward stated that a vacant lot will be affected by this ordinance. Lot's with existing structures would be grandfathered into the area.

Dave Bowen stated that he sees value in the proposed ordinance. Dave Bowen believes that the proposed ordinance is easy to understand and follow.

Camilla Simonson asked why the R-5 zone is not affected by this ordinance. Bruce Ward stated that the lot averaging ordinance was never intended to be used in the R-5 zone. This amended ordinance will affect the R-8, R-10, R-12, and R-15 zones.

Paul Taylor made a motion to close public hearing. Dave Stringfellow seconded the motion. All members of the commission voted in favor. 5-0

**Motion**

235  
236 **Zone Change – Self Help Homes R-10 to R-5 (Approx. 770 W 1760 N)**  
237

238 Bruce Ward stated that the DRC recommended approval of the proposed Self Help Homes Zone  
239 Change. Kam Valguardson mentioned that a lot of his neighbors built their homes through the  
240 Self Help Homes program. These neighbors had a great experience working with Self Help  
241 Homes. Kam Valguardson encouraged Self Help Homes to keep up on their good work.  
242

243 Kam Valguardson made a motion to recommend approval of the R-10 to R-5 Self Help Homes  
244 Zone Change. Jim Simons seconded the motion. All members of the commission voted in favor.  
245

246 **Zone Change – Mountain Lane Estates A-1 to R-12 (Approx. Woodland Hills Dr. 620 N)**  
247

248 Bruce Ward reminded the Planning and Zoning Commission that the proposed layout was not  
249 being approved in tonight's meeting. Bruce Ward stated that the DRC recommended approval of  
250 the proposed A-1 to R-12 Mountain Lane Estates Zone Change with the following conditions.  
251 The developer of the property will need to coordinate with Utah County and Mag to determine  
252 the placement of the future Nebo Loop road. A non-visionary wall will be installed on 750 North.  
253 The future subdivision plat will have a working dairy note.  
254

255 Paul Taylor made a motion to recommend approval of the A-1 to R-12 Mountain Lane Estates  
256 Zone Change with the following conditions.

- 257 • Follow recommended conditions outlined by the DRC\
- 258 • If the developer decides to adjust the lots in the future subdivision layout, the proposed  
259 amendment to the lot averaging ordinance will need to be utilized. The current lot  
260 averaging ordinance cannot be used in the future subdivision layout.

261 Dave Stringfellow seconded the motion. All members of the commission voted in favor. 5-0

262 **Ordinance Amending Metal Buildings in the C-1 Zone**

263 Jim Simons made a motion to recommend approval of the ordinance amending metal buildings  
264 in the C-1 zone. Dave Stringfellow seconded the motion. All members of the commission voted  
265 in favor. 5-0

266 **Ordinance Amending Roof Top Pitches**

267 Paul Taylor made a motion to recommend approval of the ordinance amending roof to pitches. Kam  
268 Valguardson seconded the motion. All members of the commission voted in favor. 5-0

269 **Ordinance Amending Lot Averaging**

270 Bruce Ward stated that the amended ordinance will affect new subdivisions that are submitted to the  
271 City.

272 Kam Valguardson made a motion to recommend approval of the ordinance amending lot averaging. Paul  
273 Taylor seconded the motion. All members of the commission voted in favor. 5-0

274 **Preliminary Plat – Dragons Meadow (400 N Woodland Hills Dr.)**

275 Kevin Lyman was concerned about the lineup between the six and the entrance into the Skyhawk Knoll  
276 Subdivision. Bruce Ward mentioned that the lineup for lot six is not very favorable. This type on lineup is  
277 very common throughout the City. Bruce Ward stated that the DRC recommended approval of the  
278 subdivision with the following condition. Lots 1-5 cannot have an access onto 400 North and Woodland  
279 Hills Drive.

280 Paul Taylor made a motion to recommend approval of the Dragons Meadow Preliminary Plat  
281 Subdivision. Jim Simons seconded the motion. All members of the commission voted in favor. 5-0

282 **O'Reilly Auto Parts Building Exterior Change (SR-198 870 N)**

283 Ryan Forsyth and Alexis Riggs were representing the O'Reilly Auto Parts building exterior change over  
284 zoom tonight. Ryan Forsyth presented the proposed exterior for the O'Reilly Auto Parts Building. Ryan  
285 Forsyth mentioned that he liked the DRC recommendation of extending the brick along the east wall of  
286 the building. Kam Valguardson wanted to know what the plan was for the vine rack. Ryan Forsyth  
287 mentioned that he would like to remove the vine rack from the exterior design. Paul Taylor wanted to  
288 know what was going to be constructed in the setback area. Bruce Ward presented the landscaping plan  
289 to the Planning and Zoning. There will be trees and various landscaping constructed in the setback areas.  
290 Bruce Ward stated that the DRC recommended approval of the new exterior with the following  
291 condition. The brick is extended along the east wall of the building.

292 Kam Valguardson made a motion to approve the O'Reilly Auto Parts building exterior change with the  
293 following condition.

- 294
  - The brick is extended across the east side of the building.

295 Dave Stringfellow seconded the motion. All members of the commission voted in favor.

296

297 Jim Simons made a motion to adjourn. Paul Taylor seconded the motion. All members of the  
298 commission voted in favor. 5-0

299