



Planning and Zoning Commission Agenda

Wednesday, June 8, 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 June 8th 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 May 11, 2022
2. **Motion**
 - a. O'Reilly Auto Parts Building Exterior Change (SR-198 870 North)
 - b. Preliminary Plat – R&G Johnson Subdivision (260 S 500 E)
 - c. Preliminary Plat – Timber Ranch Subdivision (400 N 481 E)
 - d. Preliminary Plat – Garrett's Place Subdivision (Approximately 1600 S 50 E)
 - e. Adjourn

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

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

Public Attendance: Misty Thornock, Dean Ingram, George Rasband, Mike Macfarlane

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

1. Agenda Items Discussion

The Planning and Zoning Commission discussed the proposed O'Reilly Auto Parts building exterior change. Bruce Ward stated that the DRC recommended against the new exterior proposal. The rendering that was shown during site plan approval and the new proposed rendering was shown. Bruce Ward mentioned that the DRC would like to see the rendering of the building shown at site plan approval built. The DRC would also like to see the O'Reilly Auto Parts and Dollar Tree buildings match. Dave Stringfellow asked why the developer is wanting to change the exterior of the future O'Reilly Auto Parts building. Mike Macfarlane is the developer and owner of the future O'Reilly Auto Parts Store in Salem. Mike Macfarlane stated that the rendering shown at site plan approval was the rendering of the Eagle Mountain, Utah O'Reilly Auto Parts store. The Eagle Mountain, Utah rendering was shown during site plan approval to give the city a reference of a building that would be built. Mike Macfarlane never planned to build the rendering that was shown during site plan approval. Mike Macfarlane is planning on building a building that is similar to the Eagle Mountain, Utah rendering but not exact. The Planning and Zoning Commission would like to see hardy board used where there is stucco on the new rendering. Mike Macfarlane stated that O'Reilly Auto Parts does not allow hardy board on their buildings now. Hardy board is not an approved exterior for the premanufactured building that is used for O'Reilly Auto Part stores. Mike Macfarlane stated that they want the building to be long lasting and attractive. The Planning and Zoning Commission agreed with the DRC that the developer needs to resubmit a revised exterior rendering for the O'Reilly Auto Parts building. The Planning and Zoning commission would like to see the accent's columns to be in stone or brick. Mike Macfarlane is going to talk with the O'Reilly Auto Parts Company and see if they can find an exterior rendering that will work for O'Reilly Auto Parts and Salem City.

The Planning and Zoning Commission went over the R&G Johnson Subdivision. Bruce Ward located the subdivision. The R&G subdivision is located at 260 S 500 E. Bruce Ward stated that the DRC recommended approval of the subdivision with the following conditions. Relocation of the irrigation control box per requirement of the Salem Canal Company. Asphalt of 300 S to be a minimum of 36 feet

wide. Street light to be constructed between lots 2 and 3A. Abandoned irrigation pipe to be removed. Bruce Ward stated that the subdivision meets all of the requirements of the code.

The Planning and Zoning Commission discussed the Timber Ranch Subdivision. Bruce Ward stated that the Timber Ranch Subdivision is located at 400 N 481 E. Bruce Ward stated that 500 E will continue north along the east side of the Timber Ranch Subdivision. The developer will be using the 66 foot right-of-way cross section for 500 east. This means that there will be 44 feet of asphalt on 500 E along the frontage of the Timber Ranch Subdivision. The homeowners will access the subdivision from 400 N.

7:00 P.M. Planning and Zoning Commission

Planning and Zoning Commission Meeting Minutes from May 11, 2022

Jon Ward asked for a motion for the Planning and Zoning Commission meeting minutes from May 11, 2022.

Jon Ward made a motion to approve the minutes from the May 11, 2022 Planning and Zoning Commission meeting. Dave Stringfellow seconded the motion. All members of the commission voted in favor. 3-0

O'Reilly Auto Parts Building Exterior Change (SR-198 870 North)

Jon Ward mentioned that the Planning and Zoning Commission talked with the owner and developer of the future O'Reilly Auto Parts Store during work session. The developer will be resubmitting a new rendering for the exterior of the O'Reilly Auto Parts Building. The Planning and Zoning Commission would like to see brick or stone columns on the south, east and north exterior walls of the building.

Jon Ward asked for a motion for the O'Reilly Auto Parts building exterior change.

Jon Ward made a motion to table the O'Reilly Auto Parts building exterior change until revised elevations are submitted to the city. Paul Taylor seconded the motion. All members of the commission voted in favor. 3-0

Preliminary Plat – R&G Johnson Subdivision (260 S 500 E)

Bruce Ward stated that the R&G Johnson Subdivision is located at 260 S 500 E. The DRC recommend approval of the subdivision with conditions (please review the work session minutes to review the DRC's conditions for approval). Bruce Ward stated that the subdivision meets all required city standards.

Jon Ward asked for a motion for the R&G Johnson Subdivision's preliminary plat.

Paul Taylor made a motion to recommend approval of the R&G Johnson Subdivision's preliminary plat with the following condition.

- Follow recommended conditions for approval made by the DRC.

Jon Ward seconded the motion. All members of the commission voted in favor. 3-0

Preliminary Plat – Timber Ranch Subdivision (400 N 481 E)

Bruce Ward stated that the Timber Ranch subdivision is located at 400 N and 481 E. The subdivision is a mix of R-10 and R-8. The subdivision has a few twin home lots. Lot 1 of the subdivision is an existing home. The developer will be using the City's 66' foot right of way cross section for the expansion of 500 east. Bruce Ward finished up by stating that the subdivision meets all requirements of the code.

Jon Ward asked for a motion for the Timber Ranch Subdivision's preliminary plat.

Paul Taylor made a motion to recommend approval of the Timber Ranch Subdivision's preliminary plat with the following condition.

- Follow recommended conditions for approval made by the DRC.

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

Preliminary Plat – Garrett's Place Subdivision (Approximately 1600 S 50 E)

Bruce Ward stated that the Garret's Place Subdivision is located at approximately 1600 S 50 E. The proposed layout of the subdivision was shown. There are 102 building lots and a parcel (Parcel A) that

will be dedicated to Salem City for future municipal infrastructure (culinary water well). The subdivision is located in the R-15 zone. Bruce Ward talked about Parcel A with the Planning and Zoning Commission. Bruce Ward stated that the developer is not planning on dedicating the parcel to the city for free. The city will need to purchase the parcel by some mechanism. Bruce Ward stated that the developer would like to be able to transfer density from Garret's Place to the future Moonlight Village master planned development in replacement of payment from the city for Parcel A. Bruce Ward stated that a density transfer ordinance would need to be created to accomplish this request. Bruce Ward stated that the DRC recommend that a density transfer ordinance is created to transfer density for Parcel A. The Planning and Zoning Commission wanted to know how many lots the developer lost due to Parcel A. The developer will lose about 8 building lots due to parcel A. Jon Ward asked if there was any other locations that the well could be constructed on. Bruce Ward stated that there are no other good options for the location of the well. Bruce Ward stated that the location of the well comes from the recommendation of Hansen Allen and Luce Engineering (Water Master Plan Consultant Engineers). Bruce Ward stated that the density transfer makes a lot of sense for this situation. Paul Taylor would request that the City would look into an option B for the land swap situation. It was mentioned that if the location of the well is moved from Parcel A, the developer will be able to adjust the plat to have building lots in Parcel A. This adjustment will be a minor change to the plat.

Jon Ward asked for a motion for the Garret's Place Subdivision's preliminary plat.

Jon Ward made a motion to recommend approval of the Garrett's Place Subdivision's preliminary plat with the following conditions.

- Follow recommended conditions for approval made by the DRC.
- If Parcel A is not needed, the developer will be able to make a minor change to the plat to create building lots where Parcel A was located.

Paul Taylor seconded the motion. All members of the commission voted in favor. 3-0

Bruce Ward stated that Jon Ward has been released from his Planning and Zoning Commission duties. Bruce Ward was thankful for Jon Ward's service. Bruce Ward invited Jon Ward to come to the June 22, 2022 City Council meeting to receive recognition for his service.

Bruce Ward stated that there has been a lot of concern about the lot averaging ordinance for new subdivisions between the City Council and Planning and Zoning Commission. Bruce Ward stated that city staff is working on adjustments to this ordinance. A revised ordinance will be presented to the Planning and Zoning Commission at a future date.

Jon Ward asked for a motion to adjourn

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