



## Planning and Zoning Commission Agenda

Wednesday, March 9, 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](mailto:salemcity@salemcity.org))

**before 5:00 p.m. on Wednesday March 9<sup>th</sup> to request the link.**

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

1. Citizens Request – Salem McDonalds Site Plan Presentation
2. Preliminary Plat – Loafer Springs (Elk Ridge Dr. 800 S)
3. Zone Change – Bill Burk's Property R-12 to I-1 (SR-198 1200 N)

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

1. Planning and Zoning Commission meeting minutes from February 9, 2022

#### **Public Hearing**

2. Motion to enter public hearing
3. Zone Change – Bill Burk's Property R-12 to I-1 (SR-198 1200 N)
4. Motion to close public hearing

#### **Motion**

5. Preliminary Plat – Loafer Springs (Elk Ridge Dr. 800 S)
6. Zone Change – Bill Burk's Property R-12 to I-1 (SR-198 1200 N)
7. Motion to adjourn

**Planning and Zoning Commissioner Attendance:** Jon Ward, David Stringfellow, Paul Taylor, Kevin Lyman, Jim Simons

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

**Public Attendance:** Bill Burk, Pat Burk, George Rasband

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

**Citizens Request – Salem McDonalds Site Plan Presentation**

Bruce Ward mentioned that the potential Salem McDonalds Site Plan is located at 870 north 350 east (North of Stokes). Ryan Forsyth (developer) was in attendance over zoom chat. Ryan Forsyth has presented the McDonalds Site Plan to Planning and Zoning Commission for the purpose of discussing the layout. Ryan Forsyth stated that McDonalds is moving forward to occupy the main building on the site plan. Ryan Forsyth stated that the smaller building on the south west corner of the property will have two tenants. Jon Ward was concerned that the entrance going into the property from 870 N may to narrow and may restrict traffic flow. Bruce Ward mentioned that a normal travel lane is twelve feet wide. The entrance from 870 North is 30 feet wide. Bruce Ward believes that the width of the entrance of 870 North is sufficient for traffic flow. Bruce Ward stated that city staff has requested that the current dumpster locations on the site plan be rearranged to a different location. Bruce Ward also mentioned that the city staff has expressed concern about the drive-thru layout and allowing parking on the concrete island. Bruce Ward finished up by stating that the cross access going into stokes will be a requirement for site plan approval from the city. Jon Ward is concerned that the cross access going into the Stokes parking lot will restrict traffic flow in the Stokes parking lot. Jon Ward stated that vehicles will use the Stokes parking lot to access the traffic light at 750 N and SR-198. Bruce Ward believes that the cross access going into the Stokes parking lot will help the area have traffic flow. Kevin Lyman asked if Stokes was okay with the cross access going into their parking lot. Bruce Ward stated that Salem City Re-Development Agency owns the property that Stokes is located on. Bruce Ward stated that the owner of Salem City Re-Development Agency would like to see the cross access built to their property. Jon Ward is concerned that there will be restricted traffic flow on 870 N. The Planning and Zoning Commission is concerned that the layout of the site plan will cause a lot of restricted traffic flow. Kevin Lyman asked if an additional access going onto 350 E could be considered. Ryan Forsyth stated that they would like to have as many access as they could have for the site plan. Ryan Forsyth stated that an access going onto 350 E would be a decision made by the city. Jon Ward is in favor of adding an additional access to 350 E. David Stringfellow asked the developer about when and where the delivery trucks will make their deliveries to the McDonalds site. Ryan Forsyth stated that the delivery trucks will deliver at night but he does not know the exact route the trucks will make for their deliveries. David Stringfellow believes the current site plan layout will cause traffic congestion. Bruce Ward believes that the current site plan layout will allow traffic flow for the area. Ryan Forsyth mentioned that owners of the property can determine truck routes for the property. Paul Taylor mentioned that an additional access onto 350 E would decrease parking capacity on the site. Bruce Ward stated that a site plan showing the access onto 350 E would need to be drawn up in order to determine how much parking capacity would be lost. Ryan Forsyth stated that he would propose the 350 E access idea to McDonalds. Ryan Forsyth believes that

the current layout of the site plan will tie all of the commercial areas together in the area. Bruce Ward stated that the current layout of the site plan will keep traffic off of SR-198. There was conversation about adding additional parking around the cross access to the Stokes parking lot. Ryan Forsyth thanked the Planning and Zoning Commission for their input.

#### **Preliminary Plat – Loafer Springs (Elk Ridge Dr. 800 S)**

The Loafer Springs Subdivision is located at 800 S Elk Ridge DR. Bruce Ward stated that the temporary ingress/egress easement in Skyview Estates Phase 2 Subdivision will be abandoned when the Loafer Springs Subdivision is constructed. Bruce Ward stated that the Loafer Springs Subdivision is located in the R-12 zone. Bruce Ward mentioned that the Loafer Springs Subdivision is compliant with the stipulations of the R-12 zone. Bruce Ward shared the recommended conditions for approval from the DRC. Bruce Ward finished up by requesting that the Planning and Zoning Commission add the recommended conditions for approval from the DRC in their motion tonight.

#### **Zone Change – Bill Burk’s Property R-12 to I-1 (SR-198 1200 N)**

Bruce Ward stated that the proposed Bill Burk zone change is located at SR-198 1200 N. Bruce Ward stated that it has been requested that 2.5 acres be changed from R-12 to I-1. Bruce Ward mentioned that VIKOR (tele communication Tower Company) approached Bill Burk to purchase 2.5 acres of his property. VIKOR is wanting to construct a professional office, warehouse and yard storage on the property. Bruce Ward stated that the DRC recommended that the zone change request should be an R-12 to C-2 zone change. The DRC feels that some of the uses permitted in the I-1 zone don’t belong in this area. The DRC wants to make sure that the area is used properly if VIKOR backs out of the project. Bruce Ward stated that the VIKOR product is compliant to permitted uses number 5. “Professional offices” and 10. “Repair shops” outlined in the C-2 zone. Bruce Ward mentioned that Bill Burk and VIKOR are okay with the R-12 to C-2 zone change as long as VIKOR’s product is permitted in the C-2 zone. The Planning and Zoning Commission believes that an R-12 to C-2 zone change will fit better with the area. Walter Bird believes that VIKOR’s proposed product is compliant with the C-2 zone. Bruce Ward stated that VIKOR is aware of the cost associated with the improvements of a future subdivision. Jon Ward asked if there was any access issues for the site. Bruce Ward stated that there is no access issues for the site. The Planning and Zoning Commission was shown a concept of what VIKOR’s professional office would look like. There was conversation about the appropriate fencing for VIKOR’s site. Bruce Ward stated that the fencing discussion will be addressed when a site plan is submitted for VIKOR’s project.

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

#### **Planning and Zoning Commission meeting minutes from February 9, 2022**

Paul Taylor made a motion to approve the minutes from the February 9, 2022 Planning and Zoning Commission meeting. Jon Ward seconded the motion. All members of the commission voted in favor. 5-0

## **Public Hearing**

### **Motion to enter public hearing**

Jim Simons made a motion to enter public hearing. David Stringfellow seconded the motion. All members of the commission voted in favor. 5-0

### **Zone Change – Bill Burk’s Property R-12 to I-1 (SR-198 1200 N)**

Jon Ward stated that the Bill Burk zone change is located at SR-198 1200 N. The Bill Burk zone change is a total of 2.5 acres. The applicant is requesting an R-12 to I-1 zone change. Bruce Ward mentioned that city staff has recommended that the Bill Burk zone change is approved as an R-12 to C-2 zone change.

### **Motion to close public hearing**

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

## **Motion**

### **Preliminary Plat – Loafer Springs (Elk Ridge Dr. 800 S)**

Bruce Ward stated that the Loafer Springs Subdivision was introduced in work session today. Bruce Ward mentioned that city staff recommended approval of the Loafer Springs Subdivision Preliminary Plat. Paul Taylor asked how the lot averaging ordinance was used when designing the layout for the Loafer Springs Subdivision. Ben Jacobsen (developer) mentioned that the lots on the west side were larger before the lot averaging ordinance was used in the design. Ben Jacobsen mentioned that lot averaging was used because the Salem City Engineering Department required an above ground retention basin for the subdivision. Bruce Ward stated that the Loafer Springs Subdivision meets the requirements of the R-12 zone. Bruce Ward stated that 800 S will be improved with the construction of the Loafer Springs Subdivision.

Paul Taylor made a motion to recommend approval of the Loafer Springs Subdivision Preliminary Plat subject to all Salem City standards with the following condition.

1. Comply with the recommended conditions for approval outlined by the DRC.

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

### **Zone Change – Bill Burk’s Property R-12 to I-1 (SR-198 1200 N)**

Paul Taylor made a motion to recommend approval of the R-12 to C-2 Bill Burk Zone Change. Kevin Lyman seconded the motion. All members of the commission voted in favor. 5-0.

**Motion to adjourn**

Jim Simons made a motion to adjourn. Jon Ward seconded the motion. All members of the commission voted in favor. 5-0