



## Planning and Zoning Commission Agenda

Wednesday, May 11, 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 May 11<sup>th</sup> 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 April 13, 2022
2. **Public Hearing**
  - a. Motion to enter public hearing
  - b. Dead End Streets and Intersection Spacing Construction Standards Update
  - c. Motion to close public hearing
3. **Motion**
  - a. Dead End Streets and Intersection Spacing Construction Standards Update
  - b. Preliminary Plat – Salem Valley View
  - c. Adjourn

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

**City Staff Attendance:** Ryan Selee, Cody Young, Walter Bird

**Public Attendance:** George Rasband, Bill Burke, Andy Otteson, Todd Trane, Tyrell Gray

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

**1. Agenda Items Discussion**

Ryan Selee presented the dead end streets and intersection spacing construction standards updates. The Planning and Zoning Commission had questions about the need for a secondary access. Paul Taylor mentioned that a secondary access is needed for safety vehicle access. The Planning and Zoning Commission wanted to know why the number of units until a second access is required needed to be increased. Paul Taylor wanted to know who requested the standard to change. Ryan Selee mentioned that the standard change was a request from developers. Ryan Selee stated that City Staff looked at surrounding cities to see what there access standards were. Ryan Selee mentioned that the City Staff believes they have found a middle ground for the access standard between the developers and the city. Paul Taylor believes that allowing 3000 feet for a dead end road is too long. Paul Taylor mentioned that a dead end culinary water line can only be 1500 feet long. Paul Taylor believes that the dead end road length standard should align with the dead end culinary water line requirements. Ryan Selee stated that the Planning and Zoning Commission could recommend that the dead end street length should be 1500 feet and not 3000 feet. Ryan Selee went through the edits to the standards that were made at DRC. Jon Ward believes that 3000 feet is too long for a dead end street. Ryan Selee mentioned that the idea of 3000 feet for a dead end street was to give a developer some latitude. Paul Taylor thinks that a 3000 foot dead end street is too long for emergency vehicle access. The Planning and Zoning Commission asked Ryan Selee how Chief Brad James felt about the 3000 foot dead end street proposal. Ryan Selee stated that Chief Brad James was concerned about the 3000 foot length and did not want to see the length increase. Ryan Selee also mentioned that the standard mentions that only 35 units are allowed on a dead end street. The Planning and Zoning Commission felt that a 3000 foot dead end street would be hard for emergency vehicles to access. Ryan Selee asked the Planning and Zoning Commission if they would recommend a 1700 foot dead end road. Ryan Selee stated that there are situations where water lines are set in the middle of a cul-de-sac. It would be important to allow the developer a little flexibility off of 1500 feet for situations like this. The Planning and Zoning Commission was okay with allowing a 1700 foot dead end street. The Planning and Zoning Commission feels that the dead end streets standards presented today are cloudy. Paul Taylor believes that more thought needs to be put into the dead end streets standard before approval. It was mentioned that the dead end streets standard was designed based off of Spanish Fork City's dead end street standard per the request of the City Council.

64  
65 **7:00 P.M. Planning and Zoning Commission**  
66

67 **1. Planning and Zoning Commission Meeting Minutes from April 13, 2022**  
68

69 Jon Ward asked for a motion for the April 13, 2022 Planning and Zoning Commission  
70 meeting minutes.  
71

72 Paul Taylor made a motion to approve the minutes from the April 13, 2022 Planning and  
73 Zoning Commission meeting. Jim Simons seconded the motion. All member of the commission  
74 voted in favor. 4-0  
75

76 **2. Public Hearing**  
77

78 **2a. Motion to Enter Public Hearing**  
79

80 Jon Ward asked for a motion to enter public hearing.  
81

82 Jon Ward made a motion to enter public hearing. Jim Simons seconded the motion. All  
83 members of the commission voted in favor. 4-0  
84

85 **2b. Dead End Streets and Intersection Spacing Construction Standards Update**  
86

87 Ryan Selee mentioned that developers and city staff talked to the City Council about  
88 adjusting the dead end streets and intersection spacing construction standards. The City Council  
89 directed the city staff to base the updated standard off of Spanish Fork's current standards.  
90 Ryan Selee gave an overview of the dead end streets and intersection spacing construction  
91 standards update. Ryan Selee mentioned that a transportation engineer helped the city staff  
92 determine the proposed intersection spacing standards.  
93

94 **2c. Motion to Close Public Hearing**  
95

96 Jon Ward asked for a motion to close public hearing.  
97

98 Paul Taylor made a motion to close public hearing. Dave Stringfellow seconded the  
99 motion. All members of the commission voted in favor. 4-0  
100  
101  
102  
103  
104  
105

106 **3. Motion**

107  
108 **3a. Dead End Streets Intersection Spacing Construction Standards Update**

109  
110 Jon Ward mentioned that he has no issues with the proposed intersection spacing  
111 construction standards. Jon Ward is still concerned about the allowance of a 3000 foot dead end  
112 street in the proposed dead end streets construction standards. Jon Ward would like to see the  
113 dead end street to not exceed the allowed length for a dead end culinary water line (1500 feet).  
114 Ryan Selee recommended that 1700 feet allowance for a dead end street would give needed  
115 flexibility. Paul Taylor talked about giving the authority to the engineering department to  
116 determine how long a dead end street can be. Paul Taylor asked if there was an example of a  
117 current subdivision that has 50 units and a dead end road. Ryan Selee mentioned that the  
118 Skyhawk Knoll Subdivision is a great example. The culinary water line will be looping through the  
119 subdivision to meet fire flow standards. It was mentioned that with the new dead end street  
120 standard the developer of Skyhawk Knoll would not be required to provide the temporary  
121 access onto Woodland Hills Drive with Phase 2. The Planning and Zoning Commission felt that  
122 the standard update was not ready for approval.

123  
124 Jon Ward asked for a motion for the dead end streets and intersection spacing  
125 construction standards update.

126  
127 Jon Ward made a motion to table the dead end streets and intersection spacing  
128 construction standards update until a future Planning and Zoning Commission meeting with the  
129 following condition. Incorporate the edits to the proposed standards from tonight's meeting.  
130 Paul Taylor seconded the motion. All members of the commission voted in favor. 4-0

131  
132 **3b. Preliminary Plat – Salem Valley View**

133  
134 Ryan Selee mentioned that the Salem Valley View Subdivision is located at Woodland  
135 Hills Dr. and 340 South. Todd Trane represented Mill Haven Homes at tonight's meeting for the  
136 Salem Valley View Subdivision. Todd Trane mentioned that the sewer system will be a gravity  
137 sewer. They are still in the process of determining the exact route of the offsite sewer system.  
138 Todd Trane stated that the DRC will require necessary agreements from property owners for the  
139 offsite sewer system before final plat approval. Todd Trane mentioned that they will keep the  
140 irrigation open for the adjacent property owners. Todd Trane stated that they hope to cross  
141 Salem Canal Rd. or Woodland Hills Dr. with the offsite sewer when CUWCD is working on the  
142 Salem Canal Rd. improvements in the area.

143  
144 Jon Ward asked for a motion for the Salem Valley View Preliminary Plat.

145

146 Jon Ward made a motion to recommend approval of the Salem Valley View Preliminary  
147 Plat with the following condition. Follow the recommendations for approval from the DRC. Paul  
148 Taylor seconded the motion. All members of the commission voted in favor. 4-0

149  
150 Jon Ward asked for a motion to adjourn

151  
152 Jim Simons made a motion to adjourn. Dave Stringfellow seconded the motion. All  
153 members of the commission voted in favor. 4-0