



Planning and Zoning Commission Agenda

Wednesday, November 8, 2023

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 November 8th 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 October 11, 2023
2. Public Hearing
 - a. Zone Change – Lyman/Thomas R-15 to R-12 (Approx. 400 N 780 E)
 - b. Zone Change/Development Agreement – Three Bridges (Approx. 1800 S 1500 E)
 - c. Zone Change/Development Agreement – New Salem (Approx. 1800 N 1100 W)
3. Motion
 - a. Zone Change – Lyman/Thomas R-15 to R-12 (Approx. 400 N 780 E)
 - b. Zone Change/Development Agreement – Three Bridges (Approx. 1800 S 1500 E)
 - c. Zone Change/Development Agreement – New Salem (Approx. 1800 N 1100 W)

Planning and Zoning Commission Member Attendance: Lisa Webster, Craig Sacco, Rodger Critchfield, Kevin Lyman

City Staff Attendance: Bruce Ward, Bradey Wilde, Cody Young, Walter Bird, Adam Clements

Public Attendance: Please review document below.

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

1. Agenda Items Discussion

Bradey Wilde stated that DRC tabled the R-15 to R-12 Lyman/Thomas Zone Change. Bradey Wilde stated that there is a public hearing scheduled for tonight's meeting. The developers of the public hearing agenda items will give a brief presentation of their project during public hearings. Bradey Wild stated that the hotel unit count maximum for the Three Bridges development is proposed to move from 125 to 150. Bradey Wilde stated that the New Salem and Three Bridges developments were recommended to be approved by the DRC.

7:00 P.M. Planning and Zoning Commission

1. Planning and Zoning Commission Meeting Minutes from October 11, 2023

Kevin Lyman asked for a motion for the October 11, 2023, Planning and Zoning Commission meeting minutes.

Craig Sacco made a motion to approve the October 11, 2023, Planning and Zoning Commission meeting minutes. Lisa Webster seconded the motion. All members of the commission voted in favor. 4-0

2. Public Hearing

Kevin Lyman asked for a motion to enter public hearing.

Rodger Critchfield made a motion to enter public hearing. Lisa Webster seconded the motion. All members of the commission voted in favor. 4-0

a. Zone Change – Lyman/Thomas R-15 to R-12 (Approx. 400 N 780 E)

Bradey Wilde stated that the proposed Lyman/Thomas R-15 to R-12 Zone Change is located at 400 N 780 E. Bradey Wilde stated that the DRC tabled their recommendation for the proposed zone change.

The DRC did not want to proceed with a recommendation until a concept subdivision layout was shown on the property.

Mike Lyman believes that the proposed zone change is consistent with the current zoning around the property. Mike Lyman stated that the subdivision will be a cul-de-sac and believes it will be a nice subdivision.

b. Zone Change/Development Agreement – Three Bridges (Approx. 1800 S 1500 E)

Larry Myler and Ryan Miller gave a brief presentation about the Three Bridges development. Larry Myler offered to have a neighborhood meeting with Woodland Hills residents to discuss the proposed development. Larry Myler stated that the proposed development has low density and a lot of open space. Larry Myler stated that 55% of the development will be open space. Ryan Miller believes that the Three Bridges golf course will be one of the best golf courses in the state. Ryan Miller mentioned that the higher density areas for the project is located on the north side. There will be five miles of trails in the development. The development will have a lot of amenities. Rayan Miller stated that the surf lake will be a public amenity.

Sterling Peterson stated that he lives in Woodland Hills on Maple Dr. Sterling Peterson mentioned that one of the roads shown on the layout of the subdivision is going through his property. Sterling Peterson stated that the developers have not talked to him about the road going through his property. Sterling Peterson believes that this situation is trespassing. Sterling Peterson doesn't want this development to be approved until the road through his property is resolved.

Kimberly Clayton is concerned about traffic increasing on Maple Dr. in Woodland Hills. Kimberly Clayton mentioned that Maple Dr. contains blind corners, blinds hills, hill, etc. Kimberly Clayton believes that a traffic study should be conducted for Maple Dr.

Hilarie Orman has lived in Woodland Hills for 24 years. Hilarie Orman believes that the proposed development is not consistent with the integrity of the land. Hilarie Orman believes that there are a couple issues with the proposed development. The development is being constructed in a seismic area. Maple Drive will become more unstable because the heavy construction trucks will shake the road as they use it. There is potential for water erosion along the slope because all of the water drains off Maple Drive and erodes the slope. Hilarie Orman believes that the ground water supply will be decreased with the proposed development. Hilarie Orman wants to see no construction traffic on Maple Drive. Hilarie Orman also believes that no disturbance should happen to the slope unless it is engineered.

Jill Johnson stated that Salem and Woodland Hills have been great neighbors. Jill Johnson is worried that the new residents in the development will use Maple Drive for a fire escape. Jill Johnson believes that if more cars use Maple Drive for a fire escape, there will be worse bottle necks of traffic. These bottle necks will put the existing residents at more risk when a wildfire occurs. Jill Johnson hopes that appropriate fire safety ordinances are enforced in the proposed development. Jill Johnson does not want the development to use Woodland Hill's roads as their main accesses. Jill Johnson believes that a collector road should be constructed (through the Three Bridges development) for the new residents to enter and exit the development. Jill Johnson hopes that appropriate wildfire mitigation will occur within the new development. Jill Johnson mentioned that the Salem City Fire Department station is a long ways away from the development. Jill Johnson requests that the Salem City Fire Department be expanded closer to the proposed development. Safety is Jill Johnsons major concern. Jill Johnson read her husband's statement. He is concerned about the development causing conflict between neighbors. He asked the Planning and Zoning Commission to make a decision that will reduce the conflicts. He would like the safety of the Woodland Hills residents and new Salem residents to be put first in all choices (mitigating wildfires).

Doug Pleasure believes that the proposed development looks great. Doug Pleasure lives on Maple Drive in Woodland Hills. Doug Pleasure mentioned that Maple Drive during the winter is a one lane road. Doug Pleasure would like to see a buffer between the Woodland Hills homes and the Three Bridges development.

Dave Stones is a resident of Woodland Hills. Dave Stones also believes that the development looks great. Dave Stones is grateful that Salem City allows the Woodland Hills residents to use their roads. Dave Stones believes that the proposed development creates more fire escape routes.

Dave Peterson mentioned that the biggest concern for the development is the roads connecting to Maple Drive in Woodland Hills. Dave Peterson owns a home adjacent to where the road is proposed to be connected to Maple Drive. Dave Peterson believes that the value of his home will be decreased because of the road connection.

Richard Schroepfel mentioned that there is a catch basin along Maple Drive. The catch basin catches a lot of water. Richard Schroepfel stated that the furthest south road connection to Maple Drive will be washed away from the water.

Boyd Warren stated that he is representing the relief mine company. Their biggest concern is the developments affect to the water supply. Boyd Warren hopes that the city preforms impact studies for the water supply in the area. Boyd Warren stated that golf courses take a lot of water to operate. Boyd Warren believes that the city needs to be conservative with the water supply.

Clayton Roundy has lived in Woodland Hills for 30 years. Clayton Roundy is concerned about the water supply for the development.

Mark Brack has served on the water board. Mark Brack knows that Salem City has access to CUP water. Mark Brack wanted to know if the CUP water will be available for the proposed development. Mark Brack also wants to know if a water study has been completed for the development. Mark Brack is worried about maintaining the roads in Woodland Hills that would be used by the proposed development.

Dennis Terry believes that a larger buffer should be in place for the lots adjacent to Woodland Hills. Dennis Terry stated that the roads are a disaster during the winter.

Don Sobey wanted to know if there is a traffic, drainage, or noise study completed for the development. Don Sobey stated that the property proposed to be developed fills with water during the run off. Don Sobey would also want to know where the fire escape routes will be located. Don Sobey is concerned about the increase of traffic on Maple Drive. Don Sobey would like to make sure there is water and dust control during construction of the development. Don Sobey requested that a bond for the development should be in place to ensure that it gets constructed.

Brandon Plewe mentioned that he does a lot of work for surrounding cities trails. Brandon Plewe stated that Salem City is new to hill side development. Brandon Plewe mentioned that it is a good idea to require the developer to dedicate unbuildable portions of the lots to Salem City. This dedication can prevent property owners from blocking trails.

Michael Meyers stated that the Woodland Hills residents want a traffic study completed and a buffer created between the development and Woodland Hills. Michael Meyers also stated that fire danger is a real thing in the area.

Brent Winder stated that he is the Mayor of Woodland Hills. Brent Winder cautioned the Planning and Zoning Commission to proceed with great caution. Brent Winder stated that there is a lot of residents that believe the proposed development is great. Brent Winder stated that he doesn't represent Woodland Hills city in its entirety.

Milan Malkovich is a licensed architect. The concept shown is a 2D solution to a 3D problem. The layout shown will need to be engineered to solve the 3D problems. Milan Malkovich believes that the two roads going into Maple Drive should be turned into cul de sacs.

c. Zone Change/Development Agreement – New Salem (Approx. 1800 N 1100 W)

Jake Hone stated that they are trying to build a great project that meets the needs of Salem City. The project has a lot of commercial opportunities. The development is 340 acres with 1902 residential units.

Brent Bluth was representing Self Help Homes. Self Help Homes is planning to develop adjacent to the New Salem development. Self Help Homes has no objections to the proposed development. Brent Bluth mentioned that the layout shows a road going through the future Self Help Homes development. This road alignment will ruin the layout for the Self Help Homes development. Self Help Homes is proposing that the road is realigned off their property.

Jackie Larson lives in Spanish Fork. Jackie Larson's family farms in the are of the proposed development. Jackie Larson stated that there is Benjamin Drainage District infrastructure in the ground underneath the proposed development. Jackie Larson stated that the route for the drainage infrastructure cannot be altered by the developer.

Craig Sacco thanked the public for handling the public hearing in a civil manner.

Kevin Lyman asked for a motion to close public hearing.

Lisa Webster made a motion to close public hearing. Rodger Critchfield seconded the motion. All members of the commission voted in favor. 4-0

3. Motion

a. Zone Change – Lyman/Thomas R-15 to R-12 (Approx. 400 N 780 E)

Kevin Lyman asked for a motion for the Lyman/Thomas R-15 to R-12 Zone Change located at approximately 400 N 780 E.

Lisa Webster made a motion to table the Lyman/Thomas R-15 to R-12 Zone Change located at approximately 400 N 780 E. Craig Sacco seconded the motion. All members of the commission voted in favor. 4-0

b. Zone Change/Development Agreement – Three Bridges (Approx. 1800 S 1500 E)

Bruce Ward stated that the traffic impact study has been completed for the proposed development. Bruce Ward also stated that the access going into Woodland Hills City (Maple Drive) is not set in stone. Lisa Webster mentioned that they are going to be acting tonight on a zone change with a development agreement. The development design will be completed further down the road. Larry Myler stated that if access is not allowed on Maple Drive, then there will be no fire escape routes into their development from Woodland Hills City. Larry Myler stated that there will be dust control during the construction of the development. Larry Myler stated that they will make sure to have strict wildfire mitigation in the development. Larry Myler offered to have a neighborhood meeting with Woodland Hills City residents to discuss the development. Larry Myler believes that they have sufficient water rights for the development. The water features for the development will have recirculating water. The developer will be required to make sure that there is sufficient infrastructure for the development. Bruce Ward stated that the Woodland Hills City Council determines if access is allowed into Woodland Hills City. Bruce Ward mentioned that hazard study's will be required for the subdivision approval process. It was mentioned that DRC recommend approval of the proposed Three Bridges Zone Change/Development Agreement.

Kevin Lyman asked for a motion for the Three Bridges Zone Change/Development Agreement.

Rodger Critchfield made a motion to recommend approval of the Three Bridges Zone Change/Development Agreement with the following condition.

- Follow the conditions recommended by the DRC.

Craig Sacco seconded the motion. All members of the commission voted in favor. 4-0

c. Zone Change/Development Agreement – New Salem (Approx. 1800 N 1100 W)

Bradey Wilde showed the Planning and Zoning Commission the update road layout for the development. Larger connector roads were put into the layout to help with connectivity. The developer will be installing trees into the front yard of the residential units. Jake Hone stated that they would work with Self Help Homes to figure out a solution for the road across their property. The developers understand that there is a lot of ground water on the property. The developers are planning to construct slab on

grade products because of the ground water situation. The developers will maintain service from the existing drainage infrastructure on the property. It was mentioned that turn pocket location on roads will be determined during the platting process. Jake Hone stated that the project will take ten or more years to complete. Jake Hone stated that 80% of the residential units will be for sale units.

Kevin Lyman asked for a motion for the New Salem Zone Change/Development Agreement.

Craig Sacco made a motion to recommend approval of the New Salem Zone Change/Development Agreement with the following condition.

- Follow the conditions recommended by the DRC.

Lisa Webster seconded the motion. All members of the commission voted in favor. 4-0

Kevin Lyman asked for a motion to adjourn.

Lisa Webster made a motion to adjourn. Craig Sacco seconded the motion. All members of the commission voted in favor. 4-0