



Planning and Zoning Commission Agenda

Wednesday, October 26, 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 October 26th 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 September 14, 2022
2. **Motion**
 - a. Site Plan – London Coffee Shop (100 West SR-198)
 - b. Preliminary Plat – Carson Ridge Two (Approx. 50 East 1550 South)
 - c. Zone Change/Development Agreement – Moonlight Village (Approx. Main St 850 North)

Planning and Zoning Attendance: David Stringfellow, Jim Simons, Kevin Lyman, Paul Taylor, Kam Valguardson

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

Public Attendance: Dean Ingram, Sid Allsop, Parker McGarvey, London Simonsen, Camilla Simonsen

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

1. Agenda Items Discussion

Bruce Ward talked about the proposed London Coffee Shop Site Plan. Bruce Ward shared the recommended conditions for approval from the DRC. The conditions are as follows: cobra head street light to be installed on the existing light pole on the east side of 100 west, landscaping on the property to meet Salem City code, cross access easement to be created for the Fitclub and London's Coffee Shop, the garbage enclosure to be constructed on the south east corner of the Fitclub parking lot, provide a materials percentage table for the renderings of the commercial building, and the commercial building to be in compliance with the C-1 metal building ordinance (ordinance no. 92122b). London Simonsen presented the proposed London Coffee Shop Site Plan to the Planning and Zoning Commission. London Simonsen stated that there will be access on the east and west sides of the coffee shop. The drive thru for the coffee shop will be located on the north portion of the property. The remodel to the existing building will be an addition of about six hundred square feet. The existing power that goes overhead will be constructed underground. The landscaping will be a simple xeriscape. London Simonsen presented the renderings for the proposed coffee shop building to the Planning and Zoning Commission. London Simonsen mentioned that the percentage of material chart was added to the plans. London Simonsen explained that the building is compliant with the C-1 zone metal building requirements. Kam Valguardson asked how they plan to maintain the wood siding. London Simonsen stated that the wood siding will be a foam wood material and will not require maintenance. Paul Taylor was concerned about the queuing of cars for the drive thru. Over stacking in the queue may obstruct traffic from turning right off of SR-198 to 100 West. London Simonsen mentioned that the drive thru will allow four cars to queue on the property before going into the road. Bruce Ward mentioned that when soda retreat was built they were told that the City would take action to block off areas if queuing of cars became an obstruction to traffic. Bruce Ward mentioned that the Planning and Zoning Commission can require the developer to comply with action from the City if the queuing of cars became an obstruction. Kevin Lyman is concerned that the area will have traffic problems during school pick up and drop off times. Kevin Lyman asked about the widening of SR-198 in front of the London Coffee Shop. Bruce Ward stated that UDOT is not planning to widen the portion in front of the proposed London Coffee Shop in the near future. Bruce

Ward stated that the City is not obligated to preserve the corridor along SR-198 for future improvements.

Bruce Ward presented the Preliminary Plat for Carson Ridge Two. Bruce Ward mentioned that the Carson Ridge Two Subdivision is located at approximately 50 east 1550 south. Bruce Ward stated that the Carson Ridge Two Subdivision is zoned R-15. Bruce Ward stated that the east portion of the Carson Ridge Two Subdivision cannot be constructed until the debris basin at the intersection 11200 south and Loafer Canyon Road provides protection to the homes. Bruce Ward stated that the Carson Ridge Two Subdivision is compliant to the preliminary plat subdivision standards. Bruce Ward read the DRC recommended conditions for approval. The DRC conditions are as follows: improvements for the debris basin to be completed according to the Utah County letter prior to recording, developer to participate in payment for the construction of the highline canal bridge on 50 east, lot 31 to be purchased and owned by Salem City for purpose of the debris basin improvements, and a non-visionary fence containing rhino rock or precast material to be constructed along the back property line of the adjacent property's to the future debris basin. It was mentioned that the Carson Ridge Two Subdivision was designed under old lot averaging ordinance.

7:00 P.M. Planning and Zoning Commission

1. Planning and Zoning Commission Meeting Minutes From September 14, 2022

Paul Taylor made a motion to approve the minutes from the September 14, 2022 Planning and Zoning Commission meeting. Jim Simons seconded the motion. All members of the commission voted in favor. 5-0

2. Motion

a. Site Plan – London Coffee Shop (100 West SR-198)

Kam Valguardson made a motion to approve the London Coffee Shop Site Plan subject to compliance with all Salem City standards and ordinances with the following conditions.

1. Follow the recommended conditions from DRC.
2. If queuing from the drive thru becomes a traffic obstruction, City Staff will take action to correct the traffic obstruction.

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

b. Preliminary Plat – Carson Ridge Two (Approx. 50 East 1550 South

Parker McGarvey from Visionary Homes was representing the Carson Ridge Two Preliminary Plat at tonight's meeting. There was questions about the phasing plan for the Carson Ridge Two Subdivision. Parker McGarvey explained the phasing plan. Phase 1 will be along the west side of the subdivision and the rest of the phases will expand the subdivision to the east. Parker McGarvey mentioned that the debris basin will need to be constructed before homes can be constructed on the east side of the

subdivision. Parker McGarvey mentioned that Utah County is planning on using soil from the future debris basin area for the Mt. Loafer Parkway road construction. Visionary Homes is hoping that a portion of the debris basin will be dug out by Utah County as they use the soil from the property for the Mt. Loafer Parkway project. Paul Taylor asked if the subdivision meets the City access requirements. Bruce Ward stated that the Carson Ridge Two Subdivision meets the City access requirements. Kam Valguardson asked what was holding up the construction of the debris basin. Bruce Ward stated that the debris basin is a federally funded project and is currently going through the approval processes. The debris basin is almost 100% designed. Bruce Ward stated that if any work on the debris basin happens before the project has commenced developers cannot be reimbursed for their efforts.

Jim Simons made a motion to recommend approval of the Carson Ridge Two Preliminary Plat subject to compliance with all Salem City standards and ordinances with the following condition.

1. Follow recommended approval conditions from the DRC.

Kam Valguardson seconded the motion. All members of the committee voted in favor. 5-0

c. Zone Change/Development Agreement – Moonlight Village (Approx. Main St 850 North)

Bruce Ward mentioned that the public hearing for the Moonlight Village development agreement was held at last month's Planning and Zoning Commission. Bruce Ward mentioned that Sid Allsop presented the whole development agreement to the Planning and Zoning Commission during the public hearing. Bruce Ward stated that a few changes were made after the public hearing was held. The Planning and Zoning Commission wanted to know what the changes were to the development agreement. Bruce Ward stated that the major change to the development agreement is the expansion of 1100 North. The future 1100 North will be constructed on the south border of the Moonlight Village Development. This expansion is now shown on the Moonlight Village Development Agreement. Kevin Lyman wanted to know if the extension of Main Street from 750 North was a part of the Moonlight Village Development. Bruce Ward stated that the extension of Main Street from 750 North is a part of the Moonlight Village Development. Sid Allsop stated that the density and number of lots has not changed in the development agreement. Dean Ingram stated that the layout was adjusted to remove double frontage lots in the development. Dean Ingram believes that the current layout is the best layout for the subdivision. There was conversation about the potential light industrial area on the North West side of the development. Dean Ingram stated that the light industrial area road layout may adjust as they work with the property owners to the North. The Planning and Zoning Commission discussed the utility upgrades that may need to happen in the area. Bruce Ward stated that all of the utilities will need to be built before any homes are built in the development. Dean Ingram believes that the Moonlight Village Development's placement is perfect for its layout. Bruce Ward stated that the trail improvements in the development will be essential for making regional trail connections. It was mentioned that 460 west will be improved with a trail in front of the Abildskov's property.

125 Paul Taylor made a motion to recommend approval of the Zone Change/Development Agreement for
126 the Moonlight Village Development. Dave Stringfellow seconded the motion. All members of the
127 commission voted in favor.

128 Paul Taylor made a motion to adjourn. Jim Simons seconded the motion. All members of the
129 commission voted in favor.

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