



Planning and Zoning Commission Agenda

Wednesday, September 13, 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 September 13th to request the link.

5:30 P.M. Work Session Combined with City Council (No Official Business Conducted)

1. Zone Change Discussion – Fieldstone Homes, D.R. Horton, Landowners, City Council, & Planning and Zoning Commission (Approx. Woodland Hills Dr. 750 North)
2. Agenda Items Discussion

7:00 P.M. Planning and Zoning Commission

1. Planning and Zoning Commission Meeting Minutes from August 9, 2023
2. **Motion**
 - a. Zone Change – Fieldstone Homes (Approx. Woodland Hills Dr. 750 North) (possibly just work session)
 - b. Site Plan – Salem Multitenant (Approx. 870 N SR-198)
 - c. Preliminary Plat – Moonlight Village A (Approx. 1500 N 200 E)
 - d. Preliminary Plat – Moonlight Village B (Approx. 1500 N 200 E)
 - e. Adjourn

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

City Council Attendance: Councilperson Tim De Graw, Councilperson Cristy Simons

City Staff Attendance: Walter Bird, Jeff Nielson, Steve Cox, Adam Clements, Chief Brad James, Bruce Ward, Bradey Wilde, Cody Young

Public Attendance: Mayor Kurt Christensen, Scott Bishop, Jeff Stephenson, Jason Harris, Janelle Orton, Boyd Warren, Dean Ingram, Ryan Forsyth, Alexis Riggs (via zoom), Jackie Larson

5:30 P.M. Work Session Combined with City Council (No Official Business Conducted)

1. Zone Change Discussion – Fieldstone Homes, D.R. Horton, Landowners, City Council, & Planning and Zoning Commission (Approx. Woodland Hills Dr. 750 North)

Scott Bishop (representing D.R. Horton) provided a quick history of the Viridian Farm MPD (Master Planned Development) project. The Viridian Farm MPD and other developments need to construct the future 750 N. About a year ago the alignment of 750 N changed. The alignment was changed because of utility locations. D.R. Horton needs a utility easement through Janelle Orton and Boyd Warren's properties for the Viridian Farm MPD. Fieldstone Homes (Jason Harris) has the Orton and Warren properties under contract. This easement will be in the same location as the future 750 N. D.R. Horton has been able to secure easements for the utilities everywhere else, but the portion Fieldstone Homes has under contract. Scott Bishop stated that he would like to see the landowners treated fairly. D.R. Horton can either secure an easement or purchase the land for the utilities. D.R. Horton would rather secure an easement for the utilities. Scott Bishop mentioned that the alignment of the future 750 N will place some burdens on the person developing the Orton and Warren properties. They would like to discuss how the roadway burdens could be eased. Jason Harris representing Fieldstone Homes addressed the group. Fieldstone Homes has proposed a zone change for the Orton and Warren properties. The current proposal does not meet the Salem City general plan regarding density. The city has told Fieldstone Homes that a master planned development would need to be created for the proposed density to meet the general plan. Fieldstone Homes would need to expand their development size or have adjacent landowners be a part of the master planned development. The current acreage of the proposed zone change does not meet the current master planned development required acreage. Jason Harris stated that he talked to adjacent property owners about being included in a master planned development. The adjacent property owners are not against being in a master planned development. Jason Harris believes that moving the alignment of 750 N to the Warren and Orton properties is a huge burden. Jason Harris believes that the only way to make the development "pencil" with the required road improvements is by allowing the proposed zoning for the property. Jason Harris is open to ideas that will offset the burden of the road improvements. It was mentioned that a portion of the road

improvements is eligible for impact fee reimbursement. Jason Harris does not want to take the impact fee reimbursement route because the payback time is too slow. Jason Harris suggested that Fieldstone Homes could construct a ribbon road through the Orton and Warren properties and then the city can come back to the road later and do the other improvements to the right of way. The city is not interested in this idea. Boyd Warren would like to see the improvements for 750 N more feasible. Kevin Lyman believes that the area should be zoned MPD (master planned development). Councilperson Simons wants to know what the landowners want with their property. Boyd Warren stated that he would like to see his property sold. Scott Bishop stated that D.R. Horton needs an easement through the property to keep their project rolling. Scott Bishop stated that if they can grant the easement then they can still work with the city about zoning and not hold up the Viridian Farm MPD. Bruce Ward stated that Fieldstone Homes wouldn't have utilities for their development if the Viridian Farm MPD was not being constructed. Jason Harris would be okay with constructing 750 N if the property received the proposed zoning and reimbursement was given through impact fees. Councilperson Simons believes that the city should stay away from spot zoning because people all around town are in the same situation. Lisa Webster stated that the Planning and Zoning Commission is constrained by the general plan. The current plan does not meet the general plan.

2. Agenda Items Discussion

There was no discussion about this agenda item.

7:00 P.M. Planning and Zoning Commission

1. Planning and Zoning Commission Meeting Minutes from August 9, 2023

Kevin Lyman asked for a motion for the Planning and Zoning Commission meeting minutes from August 9, 2023.

Craig Sacco made a motion to approve the Planning and Zoning Commission meeting minutes from August 9, 2023. Lisa Webster seconded the motion. All members of the commission voted in favor. 5-0

2. Motion

a. Zone Change – Fieldstone Homes (Approx. Woodland Hills Dr. 750 North) (possibly just work session)

Kevin Lyman asked for a motion for the Fieldstone Homes Zone Change.

Kam Valguardson made a motion to table the Fieldstone Homes Zone Change. Rodger Critchfield seconded the motion. All members of the commission voted in favor. 5-0

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b. Site Plan – Salem Multitenant (Approx. 870 N SR-198)

Ryan Forsyth (developer) state that the Salem Multitenant Commercial Site Plan is located at approximately 870 N SR-198. The proposed site plan will be constructed south of the McDonalds. Ryan Forsyth stated that they have Little Ceasar’s under contract to occupy a portion of the building that will be constructed on the proposed site plan. Bradey Wilde stated that the DRC recommended approval of the proposed site plan.

Kevin Lyman asked for a motion for the Salem Multitenant Commercial Site Plan.

Craig Sacco made a motion to approve the Salem Multitenant Commercial Site Plan subject to compliance with all Salem City Standards and Ordinances with the following condition.

- Follow recommended conditions for approval from the DRC.

Lisa Webster seconded the motion. All members of the commission voted in favor. 5-0

c. Preliminary Plat – Moonlight Village A (Approx. 1500 N 200 E)

Bradey Wilde located the proposed Moonlight Village A & B Preliminary Plats. The proposed plats are located at approximately 1500 N 200 E. Bradey Wilde stated that the proposed plats are apart of the Moonlight Village MPD (Master Planned Development). Bradey Wilde stated that the DRC recommended approval of the proposed plats. The DRC’s recommended condition for approval of the plats is to follow the Moonlight Village MPD development agreement. Bradey Wilde shared the unit type and count for the proposed plats. Bradey Wilde stated that the proposed plats meet the conditions of the development agreement. Dean Ingram (developer) is excited to construct the garden home product. Dean Ingram stated that the proposed plats have a lot of parking. The additional parking will increase the quality of life within the development. The Planning and Zoning Commission wanted to know what amenities will be constructed in the Moonlight Village MPD. Dean Ingram explained the amenities that will be constructed in the Moonlight Village MPD. Dean Ingram stated that the best amenity in the Moonlight Village MPD is the 3 1/2-mile trail system. This trail system will go throughout the development and will connect with adjacent trails. Dean Ingram stated that they are constructing plats A & B together to provide utility and road connection.

Kevin Lyman asked for a motion for the Moonlight Village A Preliminary Plat.

135 Kam Valguardson made a motion to recommend approval of the Moonlight Village A Preliminary Plat
136 subject to compliance with all Salem City Standards and Ordinances with the following condition.

- 137 • Follow recommended conditions for approval from the DRC.

138 Craig Sacco seconded the motion. All members of the commission voted in favor. 5-0

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140 **d. Preliminary Plat – Moonlight Village B (Approx. 1500 N 200 E)**

141 Please see above item for additional information about this project.

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143 Kevin Lyman asked for a motion for the Moonlight Village B Preliminary Plat.

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145 Lisa Webster made a motion to recommend approval of the Moonlight Village B Preliminary Plat subject
146 to compliance with all Salem City Standards and Ordinances with the following condition.

- 147 • Follow recommended conditions for approval from the DRC.

148 Rodger Critchfield seconded the motion. All members of the commission voted in favor. 5-0

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150 **e. Adjourn**

151 Kevin Lyman asked for a motion to adjourn.

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153 Kam Valguardson made a motion to adjourn. Lisa Webster seconded the motion. All members of the
154 commission voted in favor. 5-0