



Planning and Zoning Commission

Wednesday, April 14, 2021

Commission Attendance (Voting): Paul Taylor, Kelly Peterson, Jim Simons and Dave Stringfellow

Salem City Employee Attendance (Nonvoting): Bruce Ward, Ryan Selee and Cody Young

Public Attendance: Beverly Kingsford, George Rasband, Greg Hunt, William Burk, Randy Smith, David Malone, Brett Penrod, Steven Clyde, Duane Hill, Sandy Hill, Joe Hunter, Ben Burk, Andrew Ottesen, Dean Ingram, Andrade Christensen, Josh Walker, Gus Farley, Brandon Hunt, Betty Hunt, Shawn Hunt, Paul Bergen,

6:00 P.M. Work Session

Bruce opened up the Planning and Zoning Commission work session. Bruce Ward mentioned that next month Walter Bird is going to give a Planning and Zoning Commission conduct meeting. This conduct meeting will include the roles and procedures of the Commission. Bruce Ward reminded the Commission that they have a major role in the approval of site plans. Bruce Ward mention to the commission that they have a strong voice in recommendation of zone changes and master planned development decisions.

LHD Zone Change

Bruce Ward explained the following details about the property. The property proposed for a A-1 to R-12 zone change is located at 605 N and Main St consisting of 46.23 acres. Bruce Ward said that the developer has asked for zone changes in the past and has been denied. The council told the developer that they may consider an R-12 zone change for the property. Bruce Ward reminded that the developer is responsible for working with the Army Corps of Engineers concerning the wetlands on the property.

Bruce Ward said that the DRC recommended approval for the proposed zone change. Bruce Ward stated that the concept provided in the zone change application is not getting approved with the zone change. Bruce Ward reminded that 750 North will extend to 460 West through the property of the proposed zone change. Kelly Peterson reminded the commission that there is nearly no difference between the R-12 to R-15 zones except for the depth of the lots. Jim Simons asked if the developer couldn't use the wetlands would it change the way the property averages. Bruce Ward answered by stating that how the ordinance is written now they would not allow the developer to average the useable area and leave out the unusable area. Bruce Ward reminded the commission that the lot averaging ordinance is still in preliminary review and could be subject to change.

Fieldstone Home Zone Change

Bruce Ward explained that the zone change is located at 13300 North SR-198 and is composed of 30 acres. This property has been proposed for various zone changes and has been denied. The Burke's property has been added to the new zone change proposal. The council also told the developer that they may consider a R-12 zone change. Jim Simons asked what the difference of acreage was with the addition of the Burkes property. Bruce Ward said the developer has gained roughly six acres with the addition of the Burke's property. Jim Simons also asked if the addition of the Burke's property would add to the density of the fieldstone homes project. Bruce Ward stated that it potentially could if the burkes decided to develop their property. The commission had revolving thoughts about SR-198 and the impact that the future plan of SR-198 will have on the property. Bruce Ward reminded that SR-198 is an issue but will be UDOT's issue. Bruce Ward also reminded that the future installation of traffic lights on SR-198 will also be in UDOT's control. Bruce Ward also reminded the commission that there are some utility issues because of the distance of existing utilities and SESD. Bruce Ward also said that the DRC recommended approval for the zone change. During DRC the use of commercial was brought up for the west strip of the proposed zone change. Kelly Peterson mentioned that there is potential of a big commercial node at the intersection of SR-198 and Woodland Hills Dr. Jim Simons had a concern of homes getting built up right next to SR-198. Will Burke stated that he has seen plan for UDOT to widen that portion of SR-198 but they are a good five years away from doing anything. Bruce Ward asked Walter Bird if in the zone change we could make a condition to leave space for the future SR-198. Walter Bird said that it would be "taking" and would be a very touchy subject to see if we could do that. Walter Bird also mentioned that UDOT will dictate where the future SR-198 will be in regards to spacing whether or not there is a condition made in the zone change. Ryan Selee mentioned that the

commercial C-1 zoning ordinance states that commercial development along SR-198 is required to have a 15 foot wide planter. Ryan Selee mentioned that this could potentially help in regards of the spacing between development and the future SR-198. Kelly Peterson mentioned that concerns about SR-198 will be considered at preliminary plat. Bruce Ward mentioned that our zoning code does not require fencing. This may be an issue because the property owners around the proposed zone change have mentioned a fence in the past to be built up during development.

Beehive Home Commercial Site Plan

Bruce Ward stated that the proposed site plan is located at 1015 South 550 West. The applicant is adding an addition on the back end and on the South side of the existing site plan. Bruce Ward stated that the appropriate setbacks will be met when the project goes through the building department. Bruce Ward also mentioned that he lives by the home and there is only a few cars parked out in front of the building during major holidays for a few hours. The Commission had no questions or concerns about the site plan.

Arrowhead Storage Commercial Site Plan

Bruce Ward explained that the proposed site plan is located on the corner of Arrowhead Trail and 460 West. Bruce Ward mentioned that the developer has been working with Bryant Christensen to make an agreement to lower the first three buildings of the storage units on the North West corner of the proposed site plan. The lowering of the storage units will allow the future condos to meet spacing regulations. Kelly Peterson mentioned that they are not putting everything in that was on the preliminary plat in this proposed site plan. Kelly Peterson asked if there was a requirement for two accesses with the proposed site plan. Bruce Ward stated that it will not be required for the site plan to have two accesses. Bruce Ward mentioned that the gates will be automatic going into the storage units, and there is a nice stacking lane going into the property to avoid traffic issues on Arrowhead Trail. Bruce Ward reminded the commission that the developer will be paying a third of their third cash bond for the future roundabout in the intersection of Arrowhead Trail and 460 West. Salem City will pay back the money to the developer through impact fees. Jim Simons had questions about the future road to the south and the future condos that are in the wetlands to the south east of the proposed site plan. Bruce Ward said that the road will be a part of a future phase and the condos will need to change their design because of the presence of the wetlands.

Skyhawk Knoll

Bruce Ward stated that the Planning and Zoning Commission does not have a lot of say in what happens with preliminary plats. Bruce Ward reminded the commission that this development is located at the Berret Minor feed yard. The address of the project is 400 North Woodland Hills Dr. Bruce Ward also stated that this project is 53 units and was zoned from R-15 to R-12 on condition of widening the roads. 400 North will get curb and gutter and widen. Woodland Hills Dr will get a trail with a swale and also be widened. Members of the Commission had questions about the future of 600 North. Bruce Ward stated that 600 North will be a three lane corridor in the future connecting to SR-198 by stokes. The three lanes may not be wide enough so developers are doing studies currently to figure out the appropriate size the road will need to be. Kelly Peterson asked if there will be a wall on Woodland Hills Dr. Ryan Selee Stated that a wall on 600 North and Woodland Hills Dr will be provided per Salem City Standard. The commission stated that the motion for tonight should include the wall on 600 North to be masonry.

Paul Taylor wanted to talk more about the lot averaging ordinance. Bruce Ward stated that the ordinance was brought up originally to fit odd shaped lots into developments. Paul Taylor stated that he feels that the ordinance is all in favor of the developer and the City gets nothing in return. The commission asked if the Master Planned Developments will also be a part of the ordinance. Bruce Ward stated that the Master Planned Developments have their own averaging already. Paul Taylor feels like the ordinance is going in the wrong direction and needs to be re assessed.

7:00 P.M. Planning and Zoning Commission

Approval of Minutes from March 10, 2021

Dave Stringfellow mentioned that he was present at the meeting on March 10, 2021.

Paul Taylor made a motion to approve the Planning and Zoning Commission meeting minutes from March 10, 2021 with the edit of Dave Stringfellow being in attendance. Jim Simons seconded the motion. All members of the Commission voted in favor. 4-0

Public Hearing

Paul Taylor made a motion to go into public hearing. Dave Stringfellow seconded the motion. All members of the Commission voted in favor. 4-0

LHD Zone Change

112 Bruce Ward stated that the proposed zone change is a A-1 to R-12 proposal. The property is located at
113 650 North Main St. Bruce Ward reminded that DRC did recommend approval of the change. The R-12
114 zone is 100 foot frontage and 12000 minimum square foot lots. Kelly Peterson invited the public to voice
115 their opinion.

116 Sandy Hill came to the podium to state her concerns and questions. Sandy Hill had questions about how
117 many homes the R-12 zone provides and layouts of the roads. Ryan Selee mentioned there will be
118 roughly 2.8 homes per acre and roughly 128 lots on the proposed zone change property. Bruce
119 mentioned that the roads will be addressed at preliminary plat. Sandy Hill also asked how much time it
120 will take for development to start. Bruce Ward said the developers have no time frame.

121 Greg Hunt who is the developer of the proposed zone change came up to explain a few details
122 concerning the proposed property. Greg Hunt mentioned that development on the west side of the
123 property will be out of the picture for at least two years because of the studies that will take place for
124 the wetlands. Greg Hunt followed up by saying that they are projecting to put in 50 lots in the next two
125 years on the east side of the property. Greg Hunt ended by saying that they are planning to take the
126 utilities from Main St to 460 West during the process of development.

127 Betty Hunt came up and had a few concerns and questions. Betty Hunt explained how the frontages on
128 the woodland view subdivision were really close to each other, and she does not want to see this
129 happen again. Betty Hunt also explained that the roads cannot take the potential traffic that more
130 development will bring. With more development the City will run out of water and the utility prices will
131 sky rocket. Betty Hunt is concerned that Salem is turning into West Valley.

132 Shawn Hunt came to the podium to address his concerns. Shawn said that what this City is doing is
133 wrong and it shouldn't be happening. The city should not be letting in all of the development. With the
134 added development the City will run out of water. Shawn claimed that excessive development is part of
135 UN Agenda 21. He asked the City to not "sell out" the citizens to make money.

136 **Fieldstone Home Zone Change**

137 Bruce Ward presented the Fieldstone Home zone change proposal. The proposed property is 30 acres
138 located at 1200 North SR-198. The developer has presented a R-15 to R-12 zone change. Bruce Ward
139 mentioned that Randy Smith who is the developer was present to take questions. Kelly Peterson invited
140 the public to come up and voice their opinion.

141 Beverly Kingsford came up to address the body. Beverly bought seven acres of property on Woodland
142 Hills Dr 10 years ago. The land was bought with intent to prepare for the future. Beverly explained that
143 she moved to Salem to get away from the city. She does not want to have neighbors next door to her
144 and with the increase of people the water supply will vanish. Beverly also explained that she does not
145 want to have to tell the City when she waters her lawn as well. She proceeded to say that the United
146 States is very unstable right now and is going to go bankrupt. The United States is going bankrupt
147 because of electronic money and people getting into major debt for nice homes. Beverly is concerned
148 that when everybody goes broke from the development there will be all bankers and no farms. She also
149 warned that 5G towers are making people and animals sick and does not want Salem to consider them.
150 Beverly finished by saying that the people want farms and she wants Salem to stay country.

151 Brandon Hunt stepped to the podium to echo the other Hunts that had gone before him. His mom Betty
152 Hunt was raised in Salem and raised him and his siblings in Salem. Brandon said that this is
153 “mormonville” and the religious speculations concerning the community are not looking good. Despite
154 the situation not looking good, Brandon would like to stay in Salem but is afraid he will get squeezed out
155 by the pricings of the homes. Brandon likes to see the current pastures in Salem and wants the City to
156 leave them for farmers and homesteaders. Brandon proceeded to say that the nation is in bad shape
157 and things are getting worse at a faster rate. Brandon claimed that the Mayor said that the state tells
158 them they have to develop. He is okay with this but he wants to see the old public planning meetings
159 come back to activity. He also raised concern about the harmful effects of smart cities and 5G networks.
160 He asked the city if the new lights going in had any relation with 5G. Brandon ended by saying a small
161 town like Salem can push back on a local level against the agenda of the nation in regards to
162 technological improvements.

163 George Rasband came up and stated that he may need a police escort out of the building after he is
164 done with his comments. George also asked the commission to not let the audience throw rocks at him.
165 This is his fourth time coming to a Planning and Zoning Commission meeting for the proposed zone
166 change. George has lived in Salem since 1978. He explained how he wanted to move away from the City
167 so he could have a place for his animals. Throughout the years he has acquired 24 acres of property. He
168 explained how if he didn’t annex in with the Petersons the proposed property couldn’t be annexed into
169 the City years ago. Throughout the years he has had many developers come to him with irresponsible
170 plans for the property. George claims that Fieldstone homes has made a responsible decision with
171 asking for a R-12 zone change. When the city zoned the property to be R-15 the City told George he

172 could keep his animals. He has one big concern with the development. The concern is transferred
173 liability. He does not want a toddler or somebody's \$5000 designer dog to crawl through the fence and
174 get trampled by his animals. He wants a cement wall to be built between him and the development to
175 ensure no transferred liability. George said that he is not sure what will happen when he dies and his
176 kids take over his land. DR Horton came to his home a few weeks ago and talked to him about his
177 property. He later found out that DR Horton is on the stock market exchange in New York City. This is
178 when he realized that he and the other landowners are minnows amongst whales. He ended by saying
179 people need homes, R-12 is a responsible step and he is here to support fieldstone homes in their zone
180 change proposal.

181 Betty Hunt addressed the commission with a few more comments. She is concerned about the size of
182 frontage the zone change will provide and does not want Salem to end up like Spanish Fork's high
183 density housing. She also expressed her concerns about the growth limiting the water rations and the
184 effects it will have on transportation. She is concerned that Salem City is interested in their own profits
185 and not interested in the people's needs. She wants to know where the money goes from all of this
186 development. She ended by asking how the City takes care of the people that already live in town.

187 Steve Clyde came to the podium to share a few thoughts. Steve is a property owner around the
188 proposed zone change and agrees with what George Rasband stated earlier. He is also requesting a wall
189 to back the new development. He wants the zone to stay R-15 if there is no assurance of a wall being
190 put in behind the development.

191 Will Burke shared a few comments. Will Burke is a property owner located in the proposed zone change.
192 He didn't want to sell his property for development but he wanted to see what type of homes were
193 going to go up by his property. Will went to some of the Fieldstone Home's developments in Spanish
194 Fork. He stated that he was really impressed and they will be good homes for good families to live in. He
195 is interested to bring development to his area to get off of well water and get city water which is a
196 better product. He stated that he appreciates the council's hard work through this process. He reminded
197 the audience that the General Plan says that a R-10 zone could fit in the proposed property. Will is in
198 favor of the R-15 to R-12 zone change.

199 Paul Bergen came to the podium to share comments. Paul Bergen stressed that the Salem City citizens
200 want the look and feel of small town. Paul believes that the City is getting away from this vision of the
201 citizens with the ongoing development. He feels that the council is going away from the general plan. He

202 claimed the mayor went on record saying he will not put any trails anywhere unless required to by the
203 state. Paul stated that every developer gets whatever density they want approved and he thinks this is
204 wrong. Paul feels that the council is going against the general plan and there is no balance between
205 open land and development. Paul ended by saying he wants everybody voted out and that he will be
206 leading the charge to make sure this happens.

207 Ben Burke came to the podium to address a few items. Ben Burke explained that he lives in the middle
208 of the proposed zone change property. He stated that he has a lot of answers to the questions and
209 concerns that have been proposed by the public. He claimed that 5G being a health risk is nonsense and
210 will not be an issue. The property has been zoned R-15 for a long time and R-15 and R-12 look the exact
211 same. He said that he participated in the General Plan meetings of the city and the plan was well
212 thought out. The proposed zone change follows the general plan. Ben stated that Utah is going to see a
213 lot of growth over the next few years and people need homes. He is concerned that his kids will not be
214 able to afford a home in Utah if the development stops. He will be sad to lose his view he has now to
215 homes but he understands the necessity of development. Ben finished by saying Fieldstone Homes
216 provide a quality product and it will enhance Salem.

217 Beverly Kingsford came to the podium to state her opinion. She reminded that the economy will crash
218 just like it did in 2008 if the government keeps giving away money and the people keep getting in major
219 debt for homes. She said that the Mormons think they will be saved if they come to Utah. Utah is not
220 exempt from the issues we see in the nation today. She mentioned that the current president of the
221 United States is only your president if you believe what the media has to say. She also believes that
222 bishop Koyle's and prophets' prophecies are coming to pass with all of the bad things that are going on
223 locally. Beverly is extremely concerned about the state the City will be in if we build too many homes
224 and don't have enough farm land to feed ourselves.

225 Duane Hill came to the podium. Duane Hill stated that he was not going to share any doom and gloom.
226 He is not opposed to the zone change if they build quality homes.

227 George Rasband came to the podium and shared some more insight. He claimed that the current
228 property has been zoned R-15 for 15 years. The developer could go and build homes right now if they
229 wanted to. He is okay with the R-12 zone change, he believes it is the responsible choice. He stated that
230 the developer has just as much American rights as he does and is allowed to put homes on the property.

231 Betty Hunt came up to ask a question. Betty asked if they allow the approved zone to change once they
232 submit the plans to the City. Kelly Peterson stated that the zone will not change after the plans have
233 been submitted. Kelly Peterson also mentioned that the proposed property had asked for every smaller
234 zone change before and had been denied. The only difference between the R-15 and R-12 is the depth
235 of the lots. The developer may get 1 or 2 more lots into a subdivision.

236 -Paul Taylor Made a motion to close the public hearing. Dave Simons seconded the motion. All members
237 of the commission voted in favor. 4-0

238 Paul Taylor thanked the public for their comments and concerns. He assured them that the commission
239 is here to serve them and the council represents their voice.

240 **Planning and Zoning Commission Agenda:**

241 **LHD Zone Change**

242 Paul Taylor made a motion to recommend approval of the LHD zone change from A-1 to R-12. Dave
243 Stringfellow seconded the motion. All members of the commission voted in favor. 4-0

244 **Fieldstone Homes Zone Change**

245 Jim Simons made a motion to recommend approval of the Fieldstone Homes Zone Change from R-15 to
246 R-12. Paul Taylor seconded the motion. All members of the commission voted in favor. 4-0

247 **Beehive Home Commercial Site Plan**

248 Bruce Ward said that the Beehive Home Site Plan is located at 1015 South 550 West. This proposed site
249 plan is an addition to a existing building with the addition of a few parking stalls. The commission
250 mentioned that they found the Beehive Home site plan to be in compliance with city codes.

251 Paul Taylor made a motion to approve the Beehive Home Site Plan. Jim Simons seconded the motion. All
252 members of the Commission voted in favor. 4-0

253 **Arrowhead Storage Commercial Site Plan**

254 Bruce Ward mentioned that the Arrowhead Storage site plan proposal is a industrial subdivision located
255 at Arrowhead Trail 460 West. Bruce Ward also mentioned that Dave Malone and Brett Penrod were
256 present if the Commission had any questions. Bruce Ward mentioned that they went over the landscape
257 easement and third of a third bond in work session. Kelly Peterson asked about the heights of the first

258 three units in the North West corner of the proposed site plan. Dave Malone stated that they have been
259 working with Bryant Christensen to make a written agreement to shorten the three unit's height to
260 provide the necessary spacing for future development adjacent to the proposed site plan.

261 Paul Taylor made a motion to approve the Arrowhead Storage Commercial Site Plan with the DRC
262 recommendations. Kelly Peterson seconded the motion. All members of the Commission voted in favor.
263 4-0

264 **Skyhawk Knoll**

265 Bruce Ward stated that the Skyhawk Knoll subdivision is located at 400 North and Woodland Hills Dr.
266 400 North and Woodland Hills Dr. will be improved with the subdivision. This is a R-12 zoned
267 development with 53 lots. The Commission is recommending that a 6 foot masonry wall to be placed on
268 the future 600 North road.

269 Paul Taylor made a motion to recommend approval of the Skyhawk Knoll Preliminary Plat with a 6 foot
270 masonry wall to be built along the future 600 North. Dave Simons seconded the motion. All members of
271 the Commission voted in favor. 4-0

272 Jim Simons made a motion to adjourn the meeting. Kelly Peterson seconded the motion. All members of
273 the committee voted in favor. 4-0

274