



Planning and Zoning Commission

Wednesday, September 8, 2021

Salem City Council Chambers 30 West 100 South Salem, Utah 84653

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

1. Zone Change – Bringhurst A-1 to I-1 PZ2021-89
2. Salem Springs (BYU Farms) Master Planned Development project Development Agreement

7:00 P.M. Planning and Zoning Commission

3. Planning and Zoning Commission meeting minutes from August 16, 2021

Public Hearing

4. Motion To Enter Public Hearing
5. Zone Change – Bringhurst A-1 to I-1 PZ2021-89
6. Motion To Close Public Hearing

Motion

7. Zone Change – Bringhurst A-1 to I-1 PZ2021-89

Public Hearing

8. Motion To Enter Public Hearing
9. Salem Springs (BYU Farms) Master Planned Development project Development Agreement
10. Motion To Close Public Hearing
11. Adjourn

Planning and Zoning Commission in Attendance:

Kelly Peterson, Jon Ward, Jim Simons, David Stringfellow

City Staff in Attendance:

Vaughn Pickell, Walter Bird, Ryan Selee, Cody Young, Sgt. Smith

Others in Attendance:

See attached attendance sheet at the bottom of the document.

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

1. Zone Change – Bringham A-1 to I-1 PZ2021-89

The proposed Bringham zone change is located at 1179 North 1750 West Salem, Utah. The applicant is proposing a A-1 to I-1 zone change for the purpose of building storage units. Vaughn Pickell mentioned that DRC recommended approval of the proposed A-1 to I-1 zone change. Jim Simons asked if the proposed zone change is consistent with the general and area plan. Vaughn Pickell stated that the proposed zone change is consistent with the general and area plan. Kelly Peterson asked if the existing home was going to stay on the property. Chad Campbell stated that he would like to keep the home on the property for the purpose of an office space. Chad Campbell finished up by stating that the home may need to be removed if it does not meet the appropriate setbacks outlined in the I-1 zoning ordinance. Jim Simons asked Chad Campbell if there was any future plans for commercial retail on the property. Chad Campbell stated that they were wanting to storage units and have no plans for commercial retail. Chad Campbell also mentioned that the storage units would be a great buffer to go in between the sewer plant and potential residential development in the area. Kelly Peterson mentioned that the entrance to the storage units will need to be big enough to pull a truck and trailer off of the road to not impede traffic. Vaughn Pickell mentioned that the details of the storage units can be worked on during the site plan process.

2. Salem Springs (BYU Farms) Master Planned Development project Development Agreement

Vaughn Pickell stated that the City has to hold a public hearing for the development agreement because of a new state code that was passed this year. Vaughn Pickell finished up by stating if portions of the development agreement are not following City ordinance a public hearing is required. Scott Bishop

53 stated that the development agreement currently has variation of setbacks and right of way widths that
54 don't align with Salem City code. Scott Bishop also mentioned that he wanted to discuss the Planning
55 and Zoning Commissions feelings about rear loaded townhomes. Scott Bishop stated that rear loaded
56 town homes bring a great feel to a community because it keeps parking off of the road and puts the
57 garages in the back of the buildings. Scott Bishop stated that DRC's biggest concern with the rear loaded
58 townhomes was emergency location and access. Kelly Peterson asked if the driveways for the rear
59 loaded townhomes will be 25 feet long. Scott Bishop said that the rear loaded townhomes will have 25
60 foot driveways. Scott Bishop stated that the DRC is currently not allowing any right of way in the
61 development narrower than 58 feet. Jon Ward asked why the DRC is wanting to have a 58 foot right of
62 way in the alleys of the rear loaded townhomes. Ryan Selee mentioned that emergency access and
63 parking is the reasoning for the 58 foot right of way minimum. Kelly Peterson mentioned that garbage
64 trucks will need access through the alleys of the rear loaded townhomes as well. The Planning and
65 Zoning Commission mentioned that the rear loaded town homes should only be one row along the
66 slanted boulevard to allow easier access for the emergency vehicles. Scott Bishop mentioned that the
67 alley ways are open on both ends in the rear loaded townhomes. Kelly Peterson also mentioned that the
68 DRC is wanting wider right of ways to keep the feel of Salem. Adam Loser mentioned that there is no
69 need for the 58 foot right of way in the alleys of the rear loaded townhomes because pedestrians will
70 use the twelve foot trail that is in front of the rear loaded townhomes. Jon Ward stated that he likes the
71 concept of the rear loaded townhomes. Scott Bishop also mentioned that the City does not want any
72 driveways going into the major slanted boulevard. Scott Bishop finished up by stating if driveways are
73 not allowed in the slanted boulevard and rear loaded townhomes are not allowed either, then the
74 slanted boulevard will turn into a corridor of fence. Scott Bishop mentioned that he wanted to talk with
75 the Planning and Zoning about the amenities. Scott Bishop stated that the City is asking D.R. Horton to
76 specify everything that will be provided in the public parks and amenities. Scott Bishop also stated that
77 the Master Planned Development ordinance requires 15% of open space with parks and amenities
78 provided in the development. Scott Bishop stated that D.R. Horton is providing 21% of the development
79 for improved parks and amenities. Scott Bishop also mentioned that the specific details for the parks
80 and amenities will be reviewed in great depth during the preliminary and final plat stages with DRC,
81 Planning and Zoning and City Council. Scott Bishop mentioned that the parks and amenities will be fully
82 built at no cost to the City. Scott Bishop finished up by stating that the amenities schedule in the
83 development agreement outlines the number of units that will be granted to the developer as phases of
84 the parks and amenities are completed. Adam Loser mentioned that the private amenities will be built
85 with the homes that they will impact. Kelly Peterson mentioned that there is a lot of concern from the
86 public about the traffic impact that will happen with this development and other master planned
87 developments. Kelly Peterson said that the developers need to coordinate on road alignments to make
88 sure that the traffic is impacted as little as possible. The Planning and Zoning Commission asked D.R.
89 Horton what their building outlook was. Scott Bishop said they plan to start from the west side of the
90 development and build east. Scott Bishop also mentioned that they expect to build out the project in 10
91 to 15 years. Scott Bishop also stated that D.R. Horton has been coordinating with adjacent developers to
92 make sure the appropriate alignment of roads and utilities are met. Scott Bishop said that they are
93 working with a traffic engineer to work on the proper alignment and sizing of roads. Ryan Selee stated
94 that the traffic engineer that has been working for D.R. Horton has a great relationship with Salem City

and other surrounding municipalities. Scott Bishop stated that the traffic engineer designs the future roads for worst case scenario sizing. Scott Bishop mentioned that the DRC is making sure the roads are bigger than what the minimum road size could be based off of the traffic engineer's studies. Scott Bishop stated that they have worked with DRC to meet the best setbacks for the product. (one row of rear loaded town homes to make emergency access easier)

7:00 P.M. Planning and Zoning Commission

3. Planning and Zoning Commission meeting minutes from August 16, 2021

Kelly Peterson made a motion to approve the meeting minutes from the August 16, 2021 Planning and Zoning Commission. Jim Simons seconded the motion. All members of the Commission voted in favor.

Public Hearing

4. Motion To Enter Public Hearing

Jim Simons made a motion to enter public hearing. Kelly Peterson seconded the motion. All members of the Commission voted in favor.

5. Zone Change – Bringham A-1 to I-1 PZ2021-89

Vaughn Pickell stated that the proposed Bringham zone change is located at 1179 North 1750 West Salem, Utah. Vaughn also mentioned that the applicant is requesting an A-1 to I-1 zone change. Vaughn Pickell stated that the applicant will be using the property for storage units and the proposed zone change is consistent with the general and area plan. Kelly Peterson mentioned that the proposed zone change fits the area plan and is a good buffer for residents from the sewer plant.

There was no public comment made.

6. Motion To Close Public Hearing

Kelly Peterson made a motion to close the public hearing. Jim Simons seconded the motion. All members of the Commission voted in favor.

Motion

7. Zone Change – Bringham A-1 to I-1 PZ2021-89

Kelly Peterson made a motion to recommend approval of the Bringham Zone Change from A-1 to I-1. Jon Ward seconded the motion. All members of the Commission voted in favor.

Public Hearing

8. Motion To Enter Public Hearing

Kelly Peterson made a motion to enter public hearing. Jim Simons seconded the motion. All members of the Commission voted in favor.

9. Salem Springs (BYU Farms) Master Planned Development project Development Agreement

Vaughn Pickell stated that the public hearing is for the Salem Springs development agreement. Vaughn Pickell mentioned that the City has been working with the developer for about a year on the project. Vaughn Pickell also mentioned that the state requires a public hearing for development agreements. Vaughn Pickell mentioned that the development agreement designates the zoning for the annexation and address the transfer of SESD facilities. The development agreement also outlines the land use for the development area (Residential, Churches, Public Safety, Parks and ETC.). Vaughn Pickell mentioned that the development agreement currently states that there will be 2.92 units per acre for the project. Vaughn Pickell also mentioned if a standard is quiet in the development agreement the developer will follow Salem City standards. Vaughn Pickell also stated that the development agreement states that all utilities will be brought to the development by the developer. Vaughn Pickell continued to say that the developer will need to provide amenities that go above and beyond the expected money that would cover impact fees generated from the project for amenities.

Scott Bishop stated that they have been working on the project for sixteen months. Scott Bishop also stated that D.R. Horton has hired a lot of engineers to make sure that the project will work. Scott Bishop said that the Master Planned Development community is a benefit to the City because of the amenities that it will provide. Scott Bishop mentioned that 22% of the Master Planned development will be dedicated back to the City. Scott Bishop also mentioned that the Hill will be dedicated to the City as well. Scott Bishop stated that the 24 acre community park will be the gem of the project. Scott Bishop also stated that the foothill park will have three miles of professional mountain biking trails. Scott Bishop mentioned that they plan to develop an open feel community. Scott Bishop finished up by stating that the building standards are going to be beefed up to make sure that products last and look nice.

Kelly Swenson thanked the City for holding the public hearing for this project before the night of the final vote. She is hoping to represent a majority of the people at the hearing the evening. She stated that a majority of the people would agree if they had sixty million dollars they would buy the land a keep the land a farm. She mentioned that she brought a copy of the general plan that was not included in the final approved general plan, but was the map of the general plan that the public came up with. According to this general plan map half of the BYU Farms area is zoned rural residential and the other half was zoned low density residential. She stated that this would average out to somewhere around 1 to 2 units per acre. For some reason there was A disconnect between what the public wanted and what was adopted by the City in the general plan. Her question to D.R. Horton is why there is no third, 1 or 2 acre lots in their proposed development? She is not against a Master Planned Development going in the area but is concerned that D.R. Horton hasn't put

anything in their plan that the public wants to have developed. The general plan says that this area's density is 2 to 3 units per acre, D.R. Horton's current density is 2.94. D.R. Horton is pushing as close as they can get to the maximum density. She believes that D.R. Horton has not proposed a development that would the density. D.R. Horton's first proposed plan was 4 units to the acre and the City Council said that they would need to meet in the middle with the density. She believes that 2.94 units per acre is not meeting in the middle and the City is getting pressured into allowing 2.94 units to the acre. She is concerned that the Master Planned Development process is getting rushed. The City Council told her that the Arrowhead Springs Master Planned Development took years to refine. Jeff Neilson told her that a planning and zoning commissioner told asked him one time "why are we here, all we do is approve everything". She urged the Planning and Zoning Commission that their role is important and they need to make the right decisions for this project. She does not want the City to be pressured into D.R. Horton's plan. She is reminded of a City Council a few months ago when D.R. Horton proposed their revised plan. Councilman Howard Chuntz said he thinks he wants less density in the area. One of the people for D.R. Horton badgered Howard Chuntz about how many less homes he wanted to have. Howard Chuntz told him that he would have to think about it. The D.R. Horton employee continued to badger him about how many less homes he wanted to see. Howard Chuntz rushed and threw out a number of homes to D.R. Horton. That tactic by D.R. Horton did not sit with her well. She knows that the City is really busy with the developments going on around town. She wants to see more impact fee studies, public meetings and better publicity from the City for meetings. She said that there is a lack of detail in the comprehensive zoning ordinance for Master Planned Developments. She said that we will be at the mercy of the developer if the ordinances are not specific. There has to be a clear vision in the code to make sure that a good development is built. Property rights just mean that within the zoning ordinance you can do whatever on your land. The City says that you can try to change the zoning ordinance but it is not a guarantee of approval. Planning and Zoning Commission has a chance to shape Salem with the decisions that they make. She is going to quote a few items from the general plan that is posted on the Salem City website. Preserve open space, agriculture land and open views and maintain the traditional small town feel. Agriculture areas should be preserved and the bulk of open space should be agriculture in nature. Agriculture land contributes to the quality of openness, broad views pastoral scenes and landscapes, these are highly valued qualities for the residents and equally attracted to visitors. Language in the plan and city code should support the protection of prime agriculture land. When she looks at D.R. Hortons plan it does not look like Salem now or Salem in the future. She understand that the government is putting pressure to build housing. Salem does not need housing it needs a well planned development that fits the values of Salem. To help the public hearing move along faster she asked for everybody to show by a raise of hands who agreed with what she said. (The majority of the crowd raised their hands).

Jill Bergen suggested that the Utah League of City and Towns has a way to preserve open space with development. She is wanting the City to look into conservation development. With conservation development you cluster the housing and leave the open space for agriculture. She said that the design is available on the Utah League of Cities and Town's website. She wanted to make the Planning and Zoning Commission aware of conservation development. She thinks that the public

would rather see open space than 20 pickle ball courts. Conservation Development benefits everybody at is economical. Conservation Development is used in rural towns. This area would be great for conservation development because of the location next to the mountain. She asked the City to make a big pivot on the direction they are going with development. She does not want to urban sprawl in Salem.

Amy Vangarden: She lives in Salem. She has been a relator for twenty years. She sees a lot of concern with development. She lives next to a house that has been being built for four years. The years from 2008-2010 the market crashed and developments were left unfinished. She is wanting to know how long D.R. Horton thinks this project will take. She also wants to know what D.R. Hortons plan is if the market crashes. She loves D.R. Horton and thinks they have done a great job in Santaquin and has sold some of their homes there. She is concerned for the young families that will have to pay high HOA fees. It's a lot of acreage and a lot of homes. She is worried about getting a unfinished project.

Dave Overson (Lives in the County by the project). The Planning and Zoning Commission is more than a recommending body they are stewards. He challenged the Commission to be responsible stewards. Once the map gets 2500 units drawn on it, it will not look as open. The highest density for the project is in the middle. The major road is also going through the development. You will have to drive through the development to get to the freeway. He is concerned that the infrastructure will not be provided in time for the development. The parks and open space is not that special if it is surrounded by development. The current size of Salem is currently 2800 homes. There is another 2800 units approved in the Arrowhead Springs Development. Now we are talking about another 2500 homes in the project proposed by D.R. Horton. How can we grow at this rate with any belief that it will work and we will not suffer. There is currently 6780 acres in Salem with 2800 homes. We now have a proposed project that has the same amount of homes on 500 acres. He reminded Commission that they are stewards and he wants them to represent the public well.

Paul Christensen read a statement from another gentleman. This gentleman said that he is a disabled veteran who bought a home from D.R. Horton in Arizona. He claims that all of the homes in the area have major drainage and driveway issues. He has tried to reach out to the local D.R. Horton representatives about these issues with no success. He would not recommend D.R. Horton because they left him with a home that he can't sale. Paul Christensen is not here to disrespect anybody from D.R. Horton. You can find a lot of complaints of the same nature about D.R. Horton. Paul Christensen asked the Commission if they were aware about the amount of money that comes out of D.R. Horton's budget for lawsuits each year. In 2015-2016 D.R. Horton decided to acquit 400 million dollars a year for lawsuits they knew that they would receive. He does not think Salem can entrust the future of their town in D.R. Horton.

Carrie Pelfrey mentioned that she moved to Salem from California two years ago. She came to Salem to escape the development and wanted to live in rural America. She knows D.R. Horton because she worked with adjacent contractors to D.R. Horton in California. D.R. Horton bought a bunch of rural land in California and ruined the feel of the area. D.R. Horton started to build before the infrastructure was built. This type of development will forever change the feel of Salem. We

250 need to protect the agriculture areas. If people want to be involved with the metropolis then she
251 recommends they move to the north end of the county.

252 Glade Burst mentioned that he was from Orem. He invited the Commission to drive through the
253 vineyard, Utah area. He believes that D.R. Horton has not found out that people in Utah don't like
254 high density. It doesn't seem to him that D.R. Horton knows that Utah people have toys and they
255 will need somewhere to put them. He is concerned about the public safety plan in the area because
256 higher density brings higher crime. He finished up by stating that people in Utah would rather have
257 Geneva Steel then what replaced it.

258 Rachel Button is concerned about the road plan. The proposed MAG road plan has been shown to
259 her. From the MAG road plan there are six people that will lose their homes in her are. She wants to
260 know how the City plans to move twice as many people in and out of Salem. She thinks that the City
261 should protect the people that already live in Salem and not the people that want to live in Salem.

262 Bob Garden wants to talk about the physiological affect development has on people. There is a lot of
263 people with anxiety and depression right now because people don't know how to fix it. You can
264 build landscape in development that can help people fix physiological problems. The open space of
265 Salem makes it attractive for people to move to. Once you start developing the open space, people
266 will have worse physiological problems. He wants the development process to slow down to make
267 sure that the right development is built for the area. He is also concerned about the roads not
268 having enough capacity.

269 Dave Clair wants to echo his gratitude for the Commission. He has lived in the County for thirty
270 years. He loves the sense of community that he feels from the City of Salem. He likes the idea of the
271 Master Planned Development but thinks it needs to be refined. He doesn't like how the
272 development is being given to one developer. The BYU Farms is a special piece of land and he want
273 the development to bring more sense of community to the area. He is concerned that this
274 development will divide the Cities send of community.

275 Nick Button lives on the east bench. On the east bench on where the foothill park will be, all of that
276 hill is undevelopable. He is concerned that the undevelopable land is being used in the density
277 calculation. The numbers get tricky because the developer will use the numbers in their favor to
278 help them get their bottom line. He is concerned about the legal commitment from Salem City for a
279 Master Planned Development. He was shocked to learn that there was only a few paragraphs in the
280 zone ordinance for the Master Planned Development. There was an article that he read that talked
281 about D.R. Horton renting out a community of homes and then sold that community to a money
282 making firm. He thinks that Salem should avoid that situation. He would've liked to see BYU put the
283 land up for sale so other people would've had a chance to buy it. He wants to hear more details
284 about the project.

285 Paul Bergen stated that this meeting is about tripling the size of Salem. We are talking about a
286 developer who is the most unpopular builder. We all think this is too much and too fast. It is the
287 Commissions role to slow things down and make sure things are done right so people don't suffer

the consequences. The Commission can also stop things if it is best for the community. Right now they are not seeing any stopping or slowing down from the City or the Developer, this is very concerning to him. He mentioned that home prices have went up \$100,000 since D.R. Horton put the land under contract last year. If D.R. Horton builds 2100 homes they would get 210 million dollars. That is a find fall for D.R. Horton. They could buy Salem for 210 million dollars. He said that the developer would argue that the reasoning for the raised house price is because the cost of materials have risen. He did some research and found that public quoted lumber prices have went down by 17% in the last year. Concrete prices according to the beuaru of labor statistics for the western United States has gone up by 5%. Assuming that the value of lumber and concrete is roughly the same in a home that would mean that the cost for main building supplies for a home has went down 10%. Why would we hand this to a publicly owned company that is worth 200 billion dollars with a 210 million dollar wind fall when we don't get what we want? Why don't we ask for conservation development or lower density? Conservation development is a way for everybody to get the most of what they want. He hopes that conservation development will be considered for the development. The general plan states small town feel, bulk of agriculture, open space, protection of prime agriculture land and the preservation of the heritage of Salem. What is being proposed now does not meet any of those.

John Twitchell has been living on his family property for sixteen years. His family has owned the property for more than one hundred years. He mentioned that he is a big supporter of property rights. He asked the City if they can require a detailed plan of the development before it is approved. Jon Ward stated that a detailed plan is required before approval. He also asked if the City could post the detailed plan of the project online before the project is approved. Jon Ward stated that the City could post the detailed plan online before approval. John Twitchell also asked if the development agreement could state that D.R. Horton cannot sale homes/property renting entities. He is okay if indivial people rent out property but feels that a large renting corporations would destroy the community feel. He also asked for a bigger venue, more publicity and at least one more public hearing before the approval of the proposed project.

Nathan Leathers stated that he had worked for ten years with developers in Nevada on master planned communities. He warned the Commission that the proposal that they see now will not be the finished product by the developer. The developer will find loop holes to leave product unfinished. He mentioned that developer's integrity only goes as far as their money. He warned the Commission to have a good plan in place to ensure the completion of the project.

Nathan Acres question to the Commission was, where are you going to get the water? There is a lot of development in the area and he is concerned there is not enough water to support the development. His water pressure is half the pressure it was five years ago. He is shocked that the Commission is even considering the project with the shortage of water we have in the area.

Cassidy Casperson stated that she grew up in Woodland Hills. She remembers when the majority of Salem was fields. When she was younger she would ride down from Woodland Hills on her bike to the gas station in Salem to get penny candy. She is concerned that the children these days do not have the luxury of doing that. She stated that there is so much traffic that the kids can't safely play

328 in the road, go to the gas station or go to the pond to fish. She hopes that there is a safety plan in
329 place for the kids in this development.

330 Bruce Murdock stated that he lives in the county next to the proposed development. He is wanting
331 to know where the agriculture land is in the proposed development. He stated that this area is farm
332 land. He stated that Max Wallentine who worked in the agriculture industry told him that the BYU
333 farm was donated to BYU for the purpose of agriculture and education, and was never to be sold for
334 development. He is disappointed in BYU for allowing the land to be developed. Once farm land is
335 gone it is gone forever. He mentioned that in the winter the elk come down to winter where the
336 proposed townhomes are. The way to preserve agriculture land in this area is to have five acre lots.
337 The five acre lots will help keep the current culture of the area.

338 Kyle Parkin stated that he lives in the county. He doesn't understand how the property can be
339 annexed into the City because the City boundary is really far away from the property. He mentioned
340 that he does not know how the annexation process works but would like to know how it works. He
341 is not opposed to development if it is done the right way. He is concerned that the development
342 process is going too fast. He believes that the infrastructure will break down if the development is
343 built too quickly.

344 Kacey Lee stated that the glaring oversight tonight is that D.R. Horton's presentation did not sell one
345 person in the audience on the product. He reminded the Commission that they represent Salem City
346 not D.R. Horton. He mentioned that if the Commission says no to the project then the project
347 doesn't happen. He stated that D.R. Horton took a gamble on the property and he hopes that D.R.
348 Horton loses the gamble. He also mentioned that there is not a single product proposed in the
349 master planned development that Salem City wants or needs.

350 Lindsey Colson said that everybody was outsiders at one point in Salem. She mentioned that the
351 unfortunate outlook for this area is growth. She believes that the proposed plan for the area is not
352 the right plan for the area. She is concerned that the roads capacity will be exceeded when the
353 project is built. She is also concerned about providing schools in the area recognizing that the new
354 middle school is already at capacity. She stated that Salem is losing the small town community feel.

355 Rachel Button said that we all moved here at some point. She stated that everybody that moved in
356 followed the rules. She mentioned that everybody would be fine with the master planned
357 development if D.R. Horton followed the rules and didn't change them.

358 Shasta Perry stated that she is not going to talk a lot about the project because she hates it. She is
359 hoping that the Commission can be a messenger. She has a real problem with the transparency of
360 this situation. She does not believe that the City Council and local government are trying to be
361 dishonest. She stated that the City has not done a good job at all with putting out information for
362 the project. She talked with councilwomen Simons at length about transparency. Councilwomen
363 Simons said to her that it is all about getting the correct information from the right source. She is
364 wanting to know where she can get the truth from the City. She stated that there would be a lot less
365 anger/suspect people towards the City if there was more transparency about the project.

Councilwomen Simons also told her that the reason for the lack of public notice is because of City budget. She is asking the City to reallocate funds to make sure that there is more information given to the public. She is hoping that the Commission will pass this message to the local government. She mentioned that Mayor Kurt Christensen is a dear friend of hers. She disagrees with how Mayor Kurt Christensen has handled the situation of the project. A lot of things that Mayor Kurt Christensen has said to her about the project are simply not true. She is not going to say Mayor Kurt Christensen is blatantly lying but they are contortions of what he thinks she wants to hear. She wants to know the truth. She wants hard facts and hard numbers. She asked the audience to show by a raise of hands if they know that the property for the project has not been bought by D.R. Horton. There was few people who raised their hands in the audience. She stated that the property is under contract and has not been sold. She finished up by stating that information needs to be more transparent from the elected and appointed officials.

Desary Leathers stated that she lives on 8800 south and Woodland Hills Dr. She stated that the roads are very busy now and will be busier once the project is built. She has talked to some of her neighbors who have farms, they have said once the project is built they are moving. She stated that once all of the farms are gone in the area it will turn into Salt Lake City.

Jen Watson asked when the property is scheduled to be annexed into Salem. The Commission stated that it will happen in October. She really hopes that the City will make the public aware of when the annexation is set to be approved by the Salem City Council. She asked if there could be a public hearing with the landowner of the land since D.R. Horton hasn't purchased the land yet. She was at the boundary commission meeting for the annexation and she saw D.R. Horton talking and shaking hands with the representative for BYU (landowner). She is wanting to know how the people of Salem can talk with the landowner of the property and talk to them about the project. Paul Bergen mentioned that he has tried to contact BYU about the property but they will not return his emails or phone calls. Paul Bergen stated that BYU basically gives him the middle finger. Jen Watson mentioned that she just found out that Salem City has two attorneys. She also saw the Salem City attorneys talking with the people from D.R. Horton. She stated that anybody can talk to anyone but she would like to know who Salem City's attorneys work for. Vaughn Pickell mentioned that the attorneys work for Salem City. Jen Watson stated that she sits in the City Councils and hears the City employees talk about how they can't stay caught up. She does not understand why Salem City can't have a building moratorium to help the City catch up. She mentioned that she does not want anybody to get tripped up on affordable housing. She mentioned that townhomes and condo prices are not what she would classify as affordable housing. She finished up by stating that none of the pictures presented in D.R. Horton's presentation represented Salem.

Jerimiah Grant has lived in Salem for eleven years. He was concerned when the Attorneys said that they represent the municipality of Salem City in response to saying they don't represent Salem City residents. Vaughn Pickell mentioned that City attorneys give legal advice to the elected officials who represent the Salem City residents. He is concerned that the local government has the attitude that they are only looking out for itself and not representing the people. He also stated that the only people in the room who want the project to happen is D.R. Horton.

Travis Perry stated that he lives in the county. He is concerned about the density calculation for the Master Planned Development. There is 446 acres of land that homes will be built on. If you do the calculation (not taking into consideration the open space and amenities) then it is 4.3 units per acre and not 2.93. The Master Planned Development is too big and too fast. He stated that D.R. Horton needs to be honest with us in regard to the density because they can only build on 500 of the 700 acres. He is also concerned that there is no 1, 2 or 5 acre lots in the project. The real average lot size for the Master Planned Development is 1/5 acre. This means that the entire area will be high density. He believes that the high density does not fit the feel for Salem. The development will negatively impact Salem as a whole. He is concerned about the lack of proper infrastructure. He is certain that the City has not done enough studies for the infrastructure outlook. He wants the Commission to demand that infrastructure studies are preformed and posted to the public.

Erik Swenson stated that D.R. Horton has not planned for any road development/improvements for the roads outside of their proposed community. Bruce Ward from the City was asked what Salem City's plan was to get traffic out to the freeway. Bruce Ward said it was not his problem. He is wanting to know how the traffic is going to get to the freeway. He believes that the traffic situation should be completely figured out until the development is even considered.

Brent Tickson stated that 25 years ago it took him 10 minutes to get home from the Spanish Fork Main St. freeway exit. Tonight it took him 45 minutes to come home from the Spanish Fork Main St. exit. This increase of traffic is caused by natural growth without the D.R. Horton project. The infrastructure needs to be put in before the homes are built in this development. Twenty years ago it took him 30 minutes to get from Lehi to Saratoga Springs. While the roads were being developed in the area it took him an hour and a half to get to Eagle Mountain from Lehi. He claims that we will have the same situation if the roads are not built before the development. He is asking that the infrastructure burden should be placed on the developer. If not the Salem residents taxes will become very high. He has two kids that cannot buy a house right now because they are too expensive. He would love to see affordable housing in the development so his kids can live by him. He urged the Commission to make the right decisions for the development.

Nathan Leather mentioned urged the Commission to preserve the existing easements in the area as the project is built.

Mike stated that his property taxes have doubled in the past five years. He mentioned that the taxes are higher in Salem because of a small tax base. With growth taxes go up because of the demand for schools and other community needs. He is concerned about the shortage of water. He wants to know what the water shortage will be like when Salem is doubled. He also stated that his Pressurized Irrigation bill cost more than his Culinary Water bill. He is wanting to know why his bills are this way but can't seem to get an answer from the City. He finished up by stating if they are going to double Salem. They should make their own town to protect the current residents from tax increase.

Carrie Pelfrey stated that they have a new lead with hearing that the property is under contract and is not sold. They need to dig back to the details to see if the property was donated to BYU for the

445 purpose of agriculture never to be developed. She believes that the property should be sold to multi
446 people to preserve its agricultural nature.

447 A lady in the audience is wanting to know what power they have as a people to convince the
448 Commission. Dave Overson stated that the election is in November. Jon Ward stated that what they
449 are doing right now is how they show their power as a people. The audience requested for a bigger
450 venue for future public hearings.

451 Boyd Martin stated that he is the president of the Utah division of D.R. Horton. He stated that he
452 hears the public and they will slow down and stop the project. He knows it is easy to be mad and
453 throw rocks. He was stated that he was raised in Utah County and still lives in Utah County. He
454 understands that development is a tough issue because there is limited ground for development. Jill
455 Bergen asked Boyd Martin if he would write down the contact information for the landowner of the
456 property. Boyd Martin stated that he does not want 300 angry people to bombard the landowner at
457 this time. Jon Ward also stated that the people cannot ask Boyd Martin to give the contact
458 information of the property owner out to everybody. Boyd Martin stated that he would commit to
459 huddling up with BYU to see if the contract for the land can be extended to allow more time to hold
460 public open houses about the development. If D.R. Horton cannot come up with something that the
461 public agrees with then they will leave. The audience stated that they want D.R. Horton to follow
462 the rules. Boyd Martin stated that there is not a lot of rules in the Salem City Master Planned
463 Development ordinance. This lack of rules is making the process frustrating for everybody. Boyd
464 Martin stated that there were a few comments made that were wrong tonight. There was seven
465 bidders for the property on the largest broker website in Utah when it was up for sale. The selling of
466 the property was public and D.R. Horton won the bid. He also mentioned that it is very common for
467 property to be put under contract for development especially if it has no density rights. They put it
468 under contract to see what they can do with the property then if it works out then you close the
469 deal but if it doesn't work out you walk away with your earnest money, that is how the game works.
470 If BYU grants more time for the contract then the public open houses will be well publicized and
471 people will have a time to ask questions and provide feedback on the project. D.R. Horton will
472 answer the questions to the best of their ability and consider feedback on the project. D.R. Horton is
473 not trying to hide anything, they are just wanting to build some homes. He mentioned that in 2008
474 when the market crashed a lot of builders went broke. Boyd Martin said that they had projects going
475 on in Riverton, Herriman and Lehi in 2008. He was one of the only builders that pushed through and
476 finished the projects. He lost 5 million dollars that year. He would like to talk to the people about
477 the high quality products D.R. Horton offers. He mentioned that they have built one million homes,
478 if five thousand people on the internet say they suck that is .005%. He can find a larger percentage
479 of people that hate his religion online. He wants to talk about reality, when you build one hundred
480 thousand homes a year sometimes things go wrong. He stated that he has been addressing the
481 comments that people have tonight about D.R. Horton that are not true. Carrie Pelfrey mentioned
482 that she is grateful that Boyd Martin stated that he was going to slow the process down. Carrie
483 Pelfrey also stated that from her experience with her occupation she has seen that nothing happens
484 unless it is done in writing. Carrie Pelfrey wants there to be a written agreement to hold Boyd

485 Martin to slowing down the process. Kelly Swenson and multiple people in the audience stated that
486 there is no harsh feelings towards the individuals who are on the development side of the project.

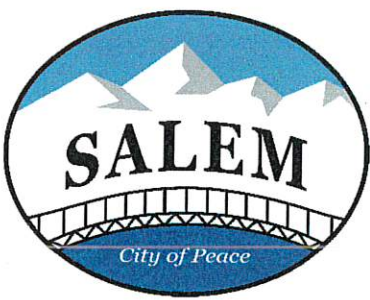
487 There was a comment made on zoom that Jon Ward read. Our residents cannot handle the tax
488 burden without a commercial base. Is this development a HOA or is the City responsible for the
489 parks and amenities. If they are putting in pools and etc. are they only accessible to the community
490 or City residents? Are they going to build extra schools? We cannot afford this. Jon Ward stated that
491 the answer is both. This development will contain public and private facilities.

492 10. Motion To Close Public Hearing

493 Kelly Peterson made a motion to close the public hearing. Jim Simons seconded the motion. All
494 members of the Commission voted in favor.

495 11. Adjourn

496 Kelly Peterson made a motion to adjourn. Jon Ward seconded the motion. All members of the
497 Commission voted in favor



Salem City Meeting Attendance Record

Date: 09/08/2021

Please Print Name and Signature

Glade Burr

Glade L Burr

Gus Farley

Gus Farley

Mike Pelphrey

Mike Pelphrey

Kerry Boea Pelphrey

Kerry Boea

Janae Oveson

Janae Oveson

Dave Oveson

Dave Oveson

Davis Clare

Davis Clare

Nicole Boothe

Nicole Boothe

Mary E Williams

Mary E Williams

Cassie Casperson

Cassie Casperson

Sylvia Hansen

Sylvia Hansen

Sally Bastian

Sally Bastian

Lindsay Bousen

Lindsay Bousen

Melanie Holdaway

Melanie Holdaway

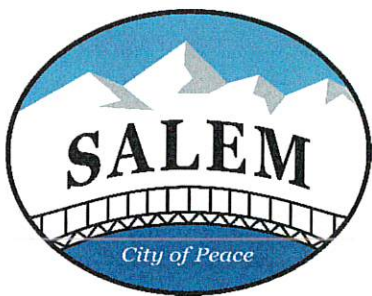
Steven Holdaway

Steven Holdaway

Salem City Meeting Attendance Record

Date: 09/08/2021

Brett & Heather Harris	Debra Harris Brett
Emily Paxton	Emily Paxton
Gary Johnson	Jane Mincey
Jane Johnson	Jane Johnson
Gwen Keiser	GREG HAUS
Veda Hlehert	Angly Fullmer
SIO CARDON	Tim Eversole
Jasmine Gardner	Debbie Eversole
BOB GARDNER	Travis Parry
Kyle Parkin	Nathan Leathers
Susan Orton	Desereé Leathers
GEORGE RASBAND	Craig Sacco
Laurie Sacco	Eric Swenson
Paul Burger	Kelly Swenson
Casey Hinkle	Riley Hiatt
DIC + KATHY BIRKS	Brad & Kamie Danglerfield
Allison Engler	Shirley Mayfield
William Burk	William Burk
Josh Birks	Jim R. R.



Salem City Meeting Attendance Record

Date: 09/08/2021

Please Print Name and Signature

Michael Butt	<i>Michael Butt</i>
Susan Duke	<i>Susan Duke</i>
Lisa Cole	<i>Lisa Cole</i>
Jeff Long	<i>Jeff Long</i>
CINDY JOHNSON	<i>Cindy Johnson</i>
Dale Johnson	<i>Dale R. Johnson</i>
Craig Lewis	<i>Craig Lewis</i>
Nina Lewis	<i>Nina Lewis</i>
Amilyn Gardner-Jones	<i>Amilyn Gardner-Jones</i>
Brenda Hutchings	<i>Brenda Hutchings</i>
Laura Hutchings	<i>Laura Hutchings</i>
Linda Wolf	<i>Linda Wolf</i>
Sandy Hill	<i>Sandy Hill</i>
Christine Hanley	<i>Christine M. Hanley</i>
Ken Anderson	<i>Ken Anderson</i>

Salem City Meeting Attendance Record

Date: 09/08/2021

Sue Anderson	Susan C. Amuse
IRV WUSTEMAN	DIANA WUSTEMAN
Kayleen Kidman	LINZI KIDMAN COFFEY
Ray Christensen	Alan Glenn
Alan Barnes	Deborah Glenn
Jodie Barnes	Daniel Martin
Marilyn S. Poes	Bruce Lewis
Val Poes	Kim Lewis
Emily Jimenez	Cady Beaudoin
Jackapoo	Alexis Beaudoin
Shawny Lee	Brad Dangerfield
Bruce Murdock	JoAnn Crewthee
Michelle Murdock	Jill & Brian Webb
ALE LARUM	Mitch Labrum
Kassie Vance & Keira	Jon Twatchell
Charlott Twatchell	Amberly Lee
Ryan Button	Jennah Martill
Shara Swenson	Craig Swenson
Kim Harris	Lyn Swasey
	Mark, Heather, & Hannah Beecher

Shasta & Travis Panny

Planning
Commission
9/8/2001 Public
hearing.

Jen Watson
MarVele Tycksen
Brent Tycksen
Joeli Nielsen
Rick Nielsen
Scott Bishop
Adam Loser
Boyd Martin

Jen Watson
MarVele Tycksen
Brent Tycksen
Joeli Nielsen
Rick Nielsen
Scott Bishop