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2 Planning and Zoning Commission/Planning and Zoning

3 Commission and City Council Special Work Session

4 Wednesday, June 9, 2021

5 **6:00 P.M. Work Session**

- 6 1. Dollar Tree & O'Reilly Site Plan **PZ2021-48**
- 7 2. Old King Cole's Daycare Site Plan **PZ2021-7**

8 **6:30 P.M. Planning and Zoning Commission Agenda**

- 9 1. Planning and Zoning Commission meeting minutes from May 12, 2021
- 10 2. Dollar Tree & O'Reilly Site Plan **PZ2021-48**
- 11 3. Old King Cole's Daycare Site Plan **PZ2021-7**
- 12 4. Adjourn Planning and Zoning Commission go into work session

13 **Work Session**

- 14 1. Moonlight Concept
- 15 2. BYU Farms Salem Springs Master Planned Development

Attendance: Jon Ward, Kelly Peterson, Jim Simons, David Stringfellow, Paul Taylor, Mayor Kurt Christensen, Delys Snyder, Sterling Rees, Howard Chuntz, Tim Degraw, Bruce Ward, Cody Young, John Bowcut, Matt Marziale, Ted Barnett, Vaughn Pickell, Dean Ingram, Shanice Hone, Scott Bishop, Adam Loser

6:00 P.M. Work Session

Dollar Tree & O'Reilly Site Plan PZ2021-48

The proposed Dollar Tree & O'Reilly Site Plan is located at SR-198 and 870 north. Bruce Ward stated that the developer is planning on putting in a Dollar Tree and a O'Reilly Auto Parts store. Bruce Ward also mentioned that the City staff has reviewed the proposed Dollar Tree & O'Reilly Site Plan. Bruce Ward also stated that the developer is wanting to stub in a second set of utilities from 870 north, this would mean that the newly paved 870 north would need to be cut into. Bruce Ward mentioned that there is already a set of utilities stubbed in to the lot from 350 east. Bruce Ward stated that the existing utilities should be shared between the two commercial buildings. Bruce Ward explained that the truck deliveries for the two commercial buildings will happen in between the two buildings and not in the back of the buildings. Bruce Ward mentioned that the developer will coordinate with the City to get the appropriate lighting renderings for the project. Bruce mentioned that the both commercial buildings will roughly be 8500 square feet in size. Mayor Kurt Christensen mentioned that both buildings will be twice the size of the chevron convenience store located at SR-198 and 400 north. Matt Marziale mentioned that he talked with James Thomas (Salem City Roads/Sewer/Pressurized Irrigation/Culinary Water Dept. Supervisor) after the DRC discussed the developer's proposal to cut in a second set of utilities from 870 north into the lot. Matt Marziale stated that James Thomas would like to see a six inch sewer pipe installed to both of the buildings if the utilities are shared. Bruce Ward mentioned that it is not appropriate to require a six inch sewer line in this situation. Bruce Ward recommended that this utility issue should be placed back onto the City staff for further discussion. Paul Taylor stated that the two commercial buildings should have their own separate pair of utilities. Bruce Ward said that he talked to the developer about xeriscaping most of the proposed Dollar Tree & O'Reilly Site Plan. Kelly Peterson asked what the

property to the north of the proposed Dollar Tree & O'Reilly Site Plan is. Bruce Ward stated that there is two zones that are to the north of the proposed Dollar Tree & O'Reilly Site Plan. The two zones are R-12 and C-1. The Salem City code requires there to be a vision barrier fence to separate residential and commercial, but a vision barrier fence is not required when commercial zone is against commercial zone. Bruce Ward stated that the developer will be required to put a six foot masonry wall where the commercial lot borders the residential zone.

Old King Cole's Daycare Site Plan PZ2021-7

The Old King Cole's Daycare proposed Site Plan is located at Center and SR-198. The property owner is proposing improvements on their property and expansion of the current building. Bruce Ward mentioned that the owner will work through the Salem City Building Department to obtain the proper building permit for the proposed addition. Kelly Peterson asked if the proposed Old King Cole's Site Plan was just an expansion of the existing building. Amanda Bradford stated that the proposed Old King Cole's Site Plan is an expansion to the existing building. Kelly Peterson also asked if the proposed Old King Cole's Site Plan meets the proper zoning in the area. Bruce Ward stated that the proposed Old King Cole's Site Plan meets the current zoning requirements for the property. Paul Taylor asked if the proposed Old King Cole's Site Plan has parking for employees. Bruce Ward stated that the proposed Old King Cole's Site Plan has appropriate parking for the employees. Jon Ward asked if the proposed Old King Cole's Site Plan would have a fence around it. Paul Taylor followed up the questions by asking what type of fence would be placed. Amanda Bradford stated that the proposed Old King Cole's Site Plan will have a vision barrier fence similar to the fence that is already on the property. Ted Barnett mentioned that the existing power pole on the east side of the property will need to be relocated behind the future sidewalk. Amanda Bradford asked the City Council if Salem City could pay for the relocation of the power pole located on the east side of the property. Mayor Kurt Christensen asked how much it would cost to relocate the power pole. Ted Barnett stated that it would probably be around \$1500. Mayor Kurt Christensen said that the City Council will have to do more research to make a decision to pay for the relocation of the power pole on the east side of the property.

72 **6:30 P.M. Planning and Zoning Commission Agenda**

73 **Planning and Zoning Commission meeting minutes from May 12, 2021**

74 Kelly Peterson made a motion to approve the Planning and Zoning Commission meeting
75 minutes from the May 12, 2021 Planning and Zoning Commission meeting. Dave Stringfellow
76 seconded the motion. All members of the Commission voted in favor.

77 **Dollar Tree & O'Reilly Site Plan PZ2021-48**

78 The proposed Dollar Tree & O'Reilly Site Plan is located at SR-198 and 870 north. Bruce Ward
79 stated that the developer is planning on putting in a Dollar Tree and a O'Reilly Auto Parts store.
80 Jon Ward asked the developer if he would prefer to put in a four inch sewer or six inch sewer if
81 the one set of utilities already stubbed in to the lot were shared by the two buildings. The
82 developer stated that they do not see an issue with putting in a six inch sewer line if the set of
83 utilities is shared between both buildings. Paul Taylor recommend that there should be two
84 separate sets of utilities for the two proposed buildings. The developer stated that it would be
85 best to have separate utilities for the proposed buildings. Bruce mentioned that if 870 north is
86 cut to place another set of utilities into the proposed site plan the cut road will be flow filled
87 packed with road base and then paved.

88 Paul Taylor made a motion to approve the proposed Dollar Tree & O'Reilly Site Plan with the
89 following conditions. Work with City staff to provide two separate sets of utilities for the two
90 proposed commercial buildings with a larger cut in the asphalt when stubbing in new utilities
91 and comply too the motions made by the DRC. Jon Ward seconded the motion. All members of
92 the commission voted in favor.

93 **Old King Cole's Daycare Site Plan PZ2021-7**

94 The Old King Cole's Daycare proposed Site Plan is located at Center and SR-198. The property
95 owner is proposing improvements on their property and expansion of the current building. The
96 Planning and Zoning Commission felt that they covered all of their questions during the work
97 session concerning the Old King Cole's Daycare Site Plan.

98 Paul Taylor made a motion to approve the proposed Old King Cole's Daycare Site Plan with
99 condition to comply too the motions made at DRC. Kelly Peterson seconded the motion. All
100 members of the commission voted in favor.

101 **Adjourn Planning and Zoning Commission go into work session**

102 Kelly Peterson made a motion to adjourn. Jon Ward seconded the motion. All members of the
103 commission voted in favor.

104 **Work Session**

105 **Moonlight Concept**

106 Dean Ingram of Arive Homes is presenting a Master Planned Development concept to the City
107 Council and Planning and Zoning commission. The concept Master Planned Development is
108 called moonlight village and is located west of the Krishna Temple located on SR-198 and
109 extends to 460 west. Dean Ingram explained that Moonlight Village will be located in a unique
110 area consisting of open wetlands and a bluff on the east side of the property. The Planning and
111 Zoning Commission and City Council asked Dean Ingram what the average home price will be in
112 Moonlight Village. Dean Ingram stated that they are looking at building homes that will be in
113 the \$600,000 range. Dean Ingram also said that Moonlight Village is located in a place that will
114 have great freeway access. Bruce Ward stated that a traffic study will need to be completed for
115 the Moonlight Village development to ensure the best route for traffic. Mayor Christensen
116 asked Dean Ingram how many units will be in Moonlight Village. Dean Ingram stated that there
117 will be 1700 units on 344 acres which calculates to 3.2 units per acre. There will be 115 acres of
118 open space and 42 acres of wetland. Dean Ingram also said that there will be 39 acres of
119 improved parks. Dean Ingram proceeded to show the trails system for the Moonlight Village
120 Master Planned Development. Dean Ingram stated that the trail system for Moonlight Village
121 will connect with the existing/proposed trails of Salem and Spanish Fork. Dean Ingram stated that the
122 wetland area will be a unique feature of the development. Dean Ingram stated that there will be board
123 walks and a one mile trail loop around the main wetland area. Dean Ingram said that he wants to
124 provide amenities for people of all ages in the Moonlight Village Development. Multiple people asked if
125 Moonlight Village would be maintained by HOA. Dean Ingram stated that he does not want to make

126 Moonlight Village all HOA but will assess that situation later down the road. Dean Ingram stated that he
127 would like to put educational stations around the wetland area to give people a chance to learn more
128 about wetlands. Dean Ingram shared the proposed trail map for the entire development, the trails will
129 have 3.5 miles of trails. Deyls Synder mentioned that it would be nice to have the trails located in nature
130 and not just on the side of the road. Kelly Peterson was concerned that the trail going by the backyards
131 of the estates home would invade the privacy of the estate residents. Dean Ingram stated that the
132 estate homes are located on a bluff which will improve the privacy from the trail (located at the bottom
133 of the bluff). Dean Ingram shared pictures of the single family homes that will be provided in the
134 Moonlight Village development. Dean Ingram stated that the single family homes will range from three
135 to seven thousand square feet in size. Dean Ingram proceeded to show what he called the patio home
136 concept. The patio homes are in mini cul de sacs. Multiple people had concerns about parking and
137 plowing snow off of the street. Dean Ingram stated that the HOA will plow the snow out of the mini cul
138 de sac. Dean Ingram also said that he will have an improved parking for visitors in his next layout of the
139 development. Dean Ingram said that the back of the patio homes will be HOA driven. Howard Chuntz
140 asked how big the lots are for the patio homes. Rhett stated that they don't have an exact size of the lot
141 but the patio home sits on a thirty six foot by thirty six foot pad. Mayor Christensen stated that the patio
142 homes need a twenty five foot standard driveway length. Tim Degraw asked how tall the patio homes
143 will be. Rhett stated that the patio homes will be three stories tall. Dean Ingram presented the proposed
144 townhomes for Moonlight Village. Dean Ingram stated that the townhomes will have a barrier between
145 driveways. The townhomes will have the garages in the back not facing the road. The planning and
146 zoning commission and city council liked the layout of the Moonlight Village development. Kelly
147 Peterson asked Dean Ingram what his time frame is to build Moonlight Village. Dean Ingram stated that
148 it all depends on the market, it could be anywhere from five to twenty years. Paul Taylor stated that he
149 was concerned about utility capacity. Bruce Ward stated that the developer either builds the
150 appropriate utility infrastructure or the developer waits for the City to build the utility infrastructure.
151 Bruce Ward assured new homes will not be built if the appropriate utility infrastructure is not built.
152 Howard Chuntz stated that Moonlight Village is over the approved density in the Master Planned
153 Development ordinance. Dean Ingram stated that they will need to meet the City Code for density. Dean
154 Ingram asked the planning and zoning commission and city council for further direction on the
155 Moonlight Village development. Tim Degraw stated that he would like to see a phasing plan for
156 Moonlight Village. Dean Ingram stated that they are not sure on a phasing plan but they will follow the

157 utilities as they are put in. Jon Ward asked Dean Ingram how they plan to deal with easements with the
158 patio homes. Dean Ingram stated that they will answer that question further down the road.

159 **BYU Farms Salem Springs Master Planned Development**

160 The BYU Scott Bishop and Adam Loser from D.R. Horton have come to present the Salem
161 Springs (BYU Farms) Master Planned Development. The Salem Springs Master Planned
162 Development is located east of Woodland Hills Dr. and South of Powerhouse road. Scott Bishop
163 stated that D.R. Horton closed on the property at the end of the summer in 2020. Scott Bishop
164 mentioned that the making of the Salem Springs Master Planned Development application has
165 been in the works for nine months now. Scott Bishop mentioned that in previous proposals of
166 the Salem Springs Master Planned Development the density has not met the Salem City code.
167 The density now sits at 2.92 units per acre. Scott Bishop mentioned that powerhouse road will
168 be the main road going through the development. Paul Taylor mentioned that power house
169 road is the path for the CUWD pipe. Scott Bishop assured that D.R. Horton is aware of the
170 future CUWD pipe planned to go through powerhouse road. Scott Bishop presented a table
171 showing the difference between the R-15 zone and a MPD zone in regards to units and amenity
172 money through impact fees. The MPD zone will give the area 82.5 acres of area for amenities.
173 Scott Bishop stated that some of the parks will be owned by a HOA. Scott Bishop stated that
174 HOA parks are a benefit to the City because the City doesn't have to maintain them. Jon Ward
175 stated that HOA owned parks is bad for everybody except for the people who own them.
176 Howard Chuntz stated that he would like to see more amenities in the area, particularly a
177 splash pad. Scott Bishop stated that the City will have about ten million dollars in amenities to
178 build. D.R. Horton wants the City to decide how the ten million dollars is spent in regards to
179 amenities. Scott Bishop also made it a note that the 82.5 acres of open space does not include
180 the acreage of the hill side. There was discussion between the City Council and Planning and
181 Zoning Commission in regards to what type of amenities should be placed in the parks. Scott
182 Bishop assured the group that they had met with Matt Marziale and have designed the parks
183 and trails to his preference. Scott Bishop went through the details of the parks in the Salem
184 Springs Master Planned Development proposal. All of them vary in what will be available in
185 regards to amenities. D.R. Horton stated that they want the City to decide the amenities for the

186 parks. There was concern about the sizing of the trails in Salem Springs. Scott Bishop stated that
187 the trail corridors are proposed to be 50 feet corridors. This 50 feet of corridor will make the
188 trails not feel like a hallway. Paul Taylor asked how the City plans to maintain these asphalt
189 trails. Matt Marziale stated they are starting to build a Parks and Trails maintenance
190 department at the City. This department will help with the maintenance of the asphalt trails in
191 the Salem Springs development and others in the city. The Planning and Zoning Commission
192 and City Council had a discussion about the appropriate number of units in comparison to what
193 type of amenities should be provided. The Planning and Zoning Commission and City Council
194 did not come to a conclusion of what will be appropriate for the area in regards to density and
195 amenities. Bruce Ward stated that the map provided for the Salem Springs Master Planned
196 Development is vague in regards to the specific layout. Bruce Ward finished up by saying that a
197 lot of the questions that have been asked will be answered if a specific layout would be
198 provided. Howard Chuntz stated that he would like to see a splash pad and a few soccer fields
199 added to the development. Jon Ward asked the developers if D.R. Horton was going to build
200 the entire project from start to finish. Adam Loser stated that D.R. Horton will be doing all of
201 the work for the development. Bruce Ward made mention that the map provided in tonight's
202 meeting was just a concept. Bruce Ward finished up by stating that this project will need to
203 receive preliminary and final plat approval before anything gets built. It was mentioned that the
204 area for the Salem Springs Master Planned Development has not been annexed into the City
205 yet. The annexation for the area is on track to go to public hearing at City Council on July 7,
206 2021. D.R. Horton's goal is to get the annexation approved at the same time as the
207 development agreement for the Salem Springs Master Planned Development.