

PUBLIC HEARING

Notice of Public Hearing on August 16, 2023, at 7:00 p.m. to be held at the Salem City Office, located at 30 West 100 South, Salem, to consider a Zone Change Request.

TO ALL CITIZENS OF SALEM CITY, UTAH COUNTY, UTAH

You and each of you are hereby notified that the City Council of Salem City has appointed the time of 7:00 p.m. on Wednesday, August 16, 2023, for the purpose of a public hearing to consider a request from Fieldstone Homes for a zone change on approximately 34 acres of property located at approximately Woodland Hills Drive 750 North from A-1 (agriculture) to R-5 (residential) and R-10 (residential). All public is invited to attend this hearing and be heard regarding the proposed zone change.

Jeffrey Nielson, City Recorder

*****Updates on meeting time changes or meeting cancellations, we encourage you to subscribe to the Utah Public Notice Website (<http://www.utah.gov/pmn/index.html>) and subscribe to Salem City Planning and Zoning and Salem City Council meetings.*****

*****If you are unable to attend the meeting in person, there will be a zoom link available for the meeting. Contact the Salem City office at, email salemcity@salemcity.org or phone (801-423-2770), the day of the meeting before 5:00 p.m. to receive the meeting link.*****



RE: Fieldstone Homes Rezone Request (620 N 1070 E)

Fieldstone homes is excited to work in Salem City building new homes for residents and future residents of Salem City and respectfully requests a change in zoning for a property.

The property consists of approximately 34-acres currently zoned Agriculture A-1 with a general plan designation of Mixed Density Northeast. The site is located at approximately 620 N 1070 E and consists of the following 5 parcels.

Parcel #'s: 29:050:0042, 29:050:0043, 29:050:0041, 29:050:0035, 29:050:0118

Fieldstone Homes requests a zone change from A-1 to a mix of the R-5 and R-10 city zones. The proposed R-5 zone is approximately 20 acres of land nearest to the future collector road, 750 North. The proposed R-10 is located behind the R-5 as you move about away from the collector. The zoning requested is intended to be consistent with the Viridian Farms (DR Horton) development just to the east of our project.

A change to R5 and R-10 aligns with the recommendations of the City's General Plan and will help to provide the middle-class housing Utah is in desperate need of.

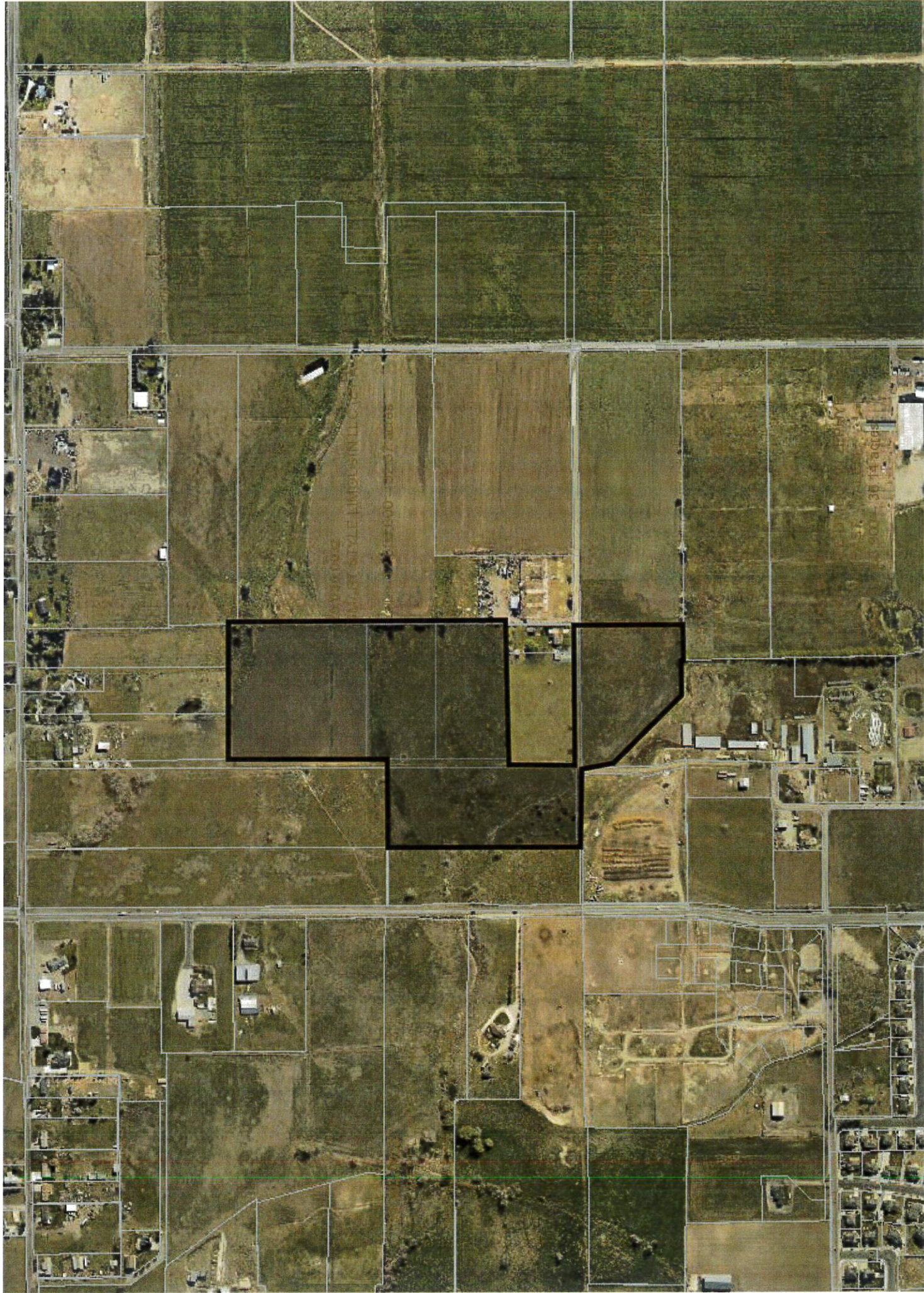
Again, we at Fieldstone are excited to be working in Salem City and respectfully request approval of this zone change to help meet the goals and guidelines of the General Plan for the City. Thank you!

Items provided with this application include:

- Property Aerial Map, Surrounding Area Zoning Map, Roadway Concept plans
- Property Owners Approval of application
- Property Legal Descriptions
- Stamped Neighbor envelopes

A handwritten signature in blue ink, appearing to read "Randy Smith".

Randy Smith
Fieldstone Homes
randys@fieldstonehomes.com
801.441.8190



This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey

Date: 2/22/2023

Utah County Parcel Map

