



Planning and Zoning Commission Agenda

Wednesday, October 9, 2024

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

Planning and Zoning will also be held electronically, using the Zoom program. If you would like to participate, please call the city offices (801-423-2770) or email (salemcity@salemcity.org)

before 5:00 p.m. on Wednesday October 9th to request the link.

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

1. Agenda Items Discussion

7:00 P.M. Planning and Zoning Commission

1. Planning and Zoning Commission Meeting Minutes Approval
 - a. August 14, 2024
2. Public Hearing
 - a. Zone Change – Coldwater Creek A-1 to R-12 (Approx. 620 N 1070 E)
 - b. Zone Change – Tri Pointe Homes R-15 to R-12 (Approx. 620 N 1200 E)
 - c. Development Agreement Amendment – Three Bridges Master Planned Development (Approx. 1700 S 1400 E)
3. Decision
 - a. Zone Change – Coldwater Creek A-1 to R-12 (Approx. 620 N 1070 E)
 - b. Zone Change – Tri Pointe Homes R-15 to R-12 (Approx. 620 N 1200 E)
 - c. Development Agreement Amendment – Three Bridges Master Planned Development (Approx. 1700 S 1400 E)

PLANNING AND ZONING COMMISSION ATTENDANCE: Kevin Lyman, Lisa Webster – Present for full meeting. Kam Valguardson, Craig Sacco – arrived late.

CITY EMPLOYEE ATTENDANCE: Mashaylie Harrison, Walter Bird, Bradey Wilde, Devin Serr

PUBLIC ATTENDANCE: Adam Swenson, Russ Smart, Candy Smart, Braxton Turner, Sid Cardon, Dave Oveson, Michelle Murdock, Tara Riddle, Janiel J Orton, Charles Pledger, Greg Brockbank, Daralee Brockbank, Andrade Christensen, Greg Hunt, Talon Cloward, Casey Cloward, Caleb Christensen, Colton Chronister

6:30 P.M. WORK SESSION (NO OFFICIAL BUSINESS CONDUCTED)

1. AGENDA ITEMS DISCUSSION

Bradey reviewed the agenda items for discussion. Coldwater Creek A-1 to R-12 (Approx. 620 N 1070 E): Fieldstone is requesting a zoning change for a portion of the Coldwater Creek property from A-1 to R-12. This proposal is strictly a zoning change, not a development layout approval, with only the area outlined in black on the provided map included in the request. A future roadway at 750 N is expected to separate the two zones. If approved, this will enable Fieldstone to later request a Development Agreement (DA) for the area. The DRC has recommended approval for this R-12 zoning, which is designated for single-family homes, allowing for approximately 80 homes at a density of 2.29 units per acre. All R-12 standards, codes, and zoning requirements must be met. Tri-Pointe Homes Rezoning Request: Tri-Pointe Homes is seeking to rezone an area from R-15 to R-12. This request does not include a layout approval; it is solely a zone change. Provisions will include stormwater retention basins to support the homes. Three Bridges Development: The Three Bridges development proposes fewer smaller lots and will increase larger half-acre lots. They also plan to add up to 100 additional hotel rooms, bringing the total to 250 rooms. Although there are adjustments to the lake's placement, unit distribution, and road layout—including larger lots near the lake and adjustments to cul-de-sac and center lots—the development currently lacks a finalized utility plan. Woodland Hills has agreed to provide an emergency access gate, which will be managed by the HOA and be accessible to emergency vehicles. Staff felt these revisions warranted re-evaluation by the planning committee and council. Next week's meeting will include discussions regarding the potential purchase of property for a roundabout and mailbox location.

7:00 P.M. PLANNING AND ZONING COMMISSION

With only two members of the committee present there was a question on how to proceed. The city attorney advised to open the public hearing with two planning commissioners present with the hope other members would arrive later.

Once the full quorum for Planning and Zoning was present, the meeting minutes were then voted on.

1. PLANNING AND ZONING COMMISSION MEETING MINUTES APPROVAL

A. AUGUST 14, 2024

Lisa Webster made a motion to approve the August 14, 2024, Planning and Zoning Commission meeting minutes. Craig Sacco seconded the motion. All members of the commission voted in favor. 4-0

2. PUBLIC HEARING

Kevin Lyman recommended to enter the public hearing. Lisa Webster seconded the recommendation. All members of the commission voted in favor. 2-0

Due to not a full quorum the public asked for an overview. Bradey Wilde gave an overview of each topic as discussed in the work session.

Zone change: Coldwater Creek A-1 to R-12 (Approx. 620 N 1070 E)

Janelle asked if the city takes into consideration of the people who have lived there for a while with high water issues? Bradey Wilde informed her that an engineer will have to approve it. Fieldstone will do tests before they even buy the property. Bradey Wilde stated that R12 and R15 almost look the same frontage wise. Kevin stated that R-12 has to be single family homes.

Lisa Webster moved to close the public hearing for Coldwater Creek A-1 to R-12 (Approx. 620 N 1070 E). Kevin Lyman seconded. All members voted in favor of the motion. 2-0

Lisa Webster recommended to open the public hearing for Tri Pointe Homes R-15 to R-12 (Approx. 620 N 1200 E). Kevin Lyman seconded the recommendation. All members voted in favor of the motion. 2-0

Zone change: Tri Pointe Homes R-15 to R-12 (Approx. 620 N 1200 E)

Colton Chronister, a representative from Tri-Pointe Homes, was present and expressed appreciation for the project presentation so far. He noted that they are currently conducting a more detailed survey and assured the public that all ground is thoroughly tested before any development begins. Bradey added that a master-planned trail system will be incorporated throughout the property.

Michelle Murdock, whose property borders the Smart development, expressed a preference for larger adjacent lots to allow for more spacious backyards. She inquired whether the developers plan to install a fence or wall between the properties and requested that the lots backing up to her home be slightly larger. Her primary concern is maintaining privacy, hoping that a taller fence or wall might be installed to help reduce potential disruptions. Dave O. stated that he has the same concerns as Michelle Murdock.

Lisa Webster recommended to close the public hearing for Tri Pointe Homes R-15 to R-12 (Approx. 620 N 1200 E). Kevin Lyman seconded the recommendation. All members voted in favor of the motion. 2-0

Lisa Webster recommended to open the public hearing for Development Agreement Amendment – Three Bridges Master Planned Development (Approx. 1700 S 1400 E). Kevin Lyman seconded the recommendation. All members voted in favor of the motion. 2-0

Development Agreement Amendment – Three Bridges Master Planned Development (Approx. 1700 S 1400 E)

Two other planning commissioners, Kam Valguardson, and Craig Sacco, showed up at this time, which made a full quorum.

Larry Myler explained that the number of hotel units has been increased, as it will benefit both the hotels and generate good revenue for the city. Larry also noted that the project has received substantial interest in adding venues, and they are working to make it as compatible with community needs as possible. A citizen raised concerns about the water source for the project. Larry responded that they hold water rights like other entities. He clarified that the new pond will be smaller than Salem Pond and will support pressurized irrigation for residents. A portion of the pond's water will be used for secondary irrigation and stormwater management. Bradey Wilde added that the DRC has recommended approval of the project. He noted that the city has access to the Maple Canyon well, shared with Woodland Hills, and that specific requirements are in place to ensure sufficient water supply.

Kam Valuardson made a motion to close the public hearing. Lisa Webster seconded the motion. All members of the commission voted in favor. 4-0

3. Decision

A. ZONE CHANGE- COLDWATER CREEK A-1 TO R-12 (APPROX. 620 N TO 1070 E)

Kam Valguardson with the Planning and Zoning commission talked about affordable housing in Salem. He asked if we are going to have more affordable housing? He just wanted to make sure that we are meeting guidelines, and Walter Bird assured him that yes he feels like we are meeting guidelines.

Craig Sacco made a motion to recommend approval of the Zone Change – Coldwater Creek A-1 to R-12 (Approx. 620 N to 1070 E). Kam Valguardson seconded the motion. All members of the commission voted in favor. 4-0

B. ZONE CHANGE- TRI POINTE HOMES R-15 TO R-12 (APPROX. 620 N 1200 E)

Kam Valguardson made a motion to recommend approval of the Zone Change - Tri Pointe Homes R-15 to R-12 (Approx. 620 N 1200 E). Lisa Webster seconded the motion. All members of the commission voted in favor. 4-0

C. DEVELOPMENT AGREEMENT AMENDMENT – THREE BRIDGES MASTER PLANNED DEVELOPMENT (APPROX. 1700 S 1400 E)

Lisa Webster made a motion to recommend approval of the Development Agreement Amendment – Three Bridges Master Planned Development (Approx. 1700 S 1400 E). Kam Valguardson seconded the motion. All members of the commission voted in favor. 4-0

Kam Valguardson made a motion to close the meeting. Lisa Webster seconded the motion. All members of the commission voted in favor. 4-0