



Planning and Zoning Commission Agenda

Wednesday, May 14, 2025

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@salem.utah.gov) before 5:00 p.m. on Wednesday May 14th to request the link.

6:30 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. April 16, 2025
2. Public Hearing
 - a. Zone Change – Abildskov R-15 to MU and R-10 (parcels 30:002:0033, 30:002:0032, and 25:069:0092)
 - b. Development Agreement for the Central Utah Water Conservancy District Regional Water Treatment Plant Site and Surrounds
3. Decision
 - a. Zone Change – Abildskov R-15 to MU and R-10 (parcels 30:002:0033, 30:002:0032, and 25:069:0092)
 - b. Development Agreement for the Central Utah Water Conservancy District Regional Water Treatment Plant Site and Surrounds

PLANNING AND ZONING COMMISSION ATTENDANCE: Roger Critchfield, Craig Sacco, Kam Valgardson, Troy Tischner

CITY EMPLOYEE ATTENDANCE: Attorney Walter Bird, Bradey Wilde, Deven Serr, Mashaylie Harrison, Lisa Webster

PUBLIC ATTENDANCE: Bruce Ward

6:30 P.M. Work Session (No Official Business Conducted)

Agenda Items Discussion

Lisa Webster stated that there are two items on the agenda. The first pertains to a zone change application submitted by Anderson Development. Technically, there are two applications, but they have been consolidated into one. The Development Agreement (DA) encompasses three interconnected parcels located along SR 198. Parcel 1, which is designated as mixed use zoning, includes a request to rezone to R-10 for single-family homes. In exchange, a compromise has been made for R-12 zoning, which is where the DA provisions will apply. To the east are Self-Help Homes, and it was noted that this zoning adjustment helps with continuity and flow. For the mixed-use commercial area, the first 200 feet off SR 198 will be designated for commercial retail. Additionally, there is open space included within the R-10 section. A question was raised about the possibility of including townhomes; however, Anderson Development is proposing only single-family homes within the mixed-use zone. Lisa noted that Anderson Development met with the Development Review Committee (DRC) earlier today and received a favorable recommendation to proceed. Regarding the Lighthouse Development, located south of the mixed-use parcel, it was mentioned that the road alignment currently shown on the map is only conceptual and will need to have a final design completed. Lighthouse is responsible for completing that roadway, and Anderson Development will need to coordinate with Brent Lindstrom to ensure proper road connectivity.

Central Utah Water Conservancy District (CUWCD) – Discussion centered on the CUWCD-owned property and the associated Development Agreement (DA). A map was presented showing the boundaries of the property, including the location of the Wimmer residence. As part of future construction plans, the Wimmer home will need to be relocated. CUWCD has agreed to move the home to a location north of its current site, which is considered a mutually beneficial solution for all parties involved. Lisa Webster noted that areas of the property not designated for the actual plant may be eligible for R-15 zoning if CUWCD chooses to sell those portions to a developer. It was also stated that CUWCD will install a perimeter fence around the plant facility.

7:00 P.M. Planning and Zoning Commission

1. Planning and Zoning Commission Meeting Minutes Approval
 - a. April 16, 2025

Craig Sacco made a motion to approve the minutes of April 16, 2025. Troy Tischner seconded the motion. All members of the commission voted in favor. 4-0

2. Public Hearing

Roger Critchfield asked for a motion to go into the public hearing for items a. & b.

Kam Valgardson made a motion to open the public hearing for items a. & b. Craig Sacco seconded the motion. All members of the commission voted in favor. 4-0

- a. Zone Change – Abildskov R-15 to MU and R-10 (parcels 30:002:0033, 30:002:0032, and 25:069:0092)

As discussed earlier in the work session, Lisa Webster explained that the first item on the agenda is a consolidated zone change application from Anderson Development, covering three interconnected parcels along SR 198. The proposal includes a mix of R-10 and R-12 zoning, with the Development Agreement (DA) applying to all three parcels. The mixed-use zoning area includes commercial retail frontage along SR 198 and single-family homes, with open space included. The Self-Help Homes to the east benefit from the continuity of the zoning layout. Anderson Development received a favorable recommendation from the Development Review Committee (DRC) earlier in the day. It was also noted that the current road alignment near the Lighthouse Development is only conceptual and will need to have a final design completed, and coordination will be required with Brent Lindstrom to ensure proper road connectivity. Kam Valgardson inquired whether a higher density would result in lower sale prices. Dave Morton responded that exact pricing details are not yet available. He noted that out of the 63 total units, 26 will be zoned R-12. Additionally, the first 200 feet along SR 198 will be designated for retail commercial use. Efforts are currently underway to coordinate access to these commercial sites with the adjacent landowner.

There were no further comments from the public.

- b. Development Agreement for the Central Utah Water Conservancy District Regional Water Treatment Plant Site and Surrounds

Development Agreement for Central Utah Water – This site is located on the southeast side of the city. As part of the plans for a future treatment plant, the Wimmer residence will need to be relocated. The

home will be moved to the northeast portion of the Central Utah Water property, with Parcel 1 being subdivided specifically for this purpose. The Development Agreement (DA) ensures that all necessary future infrastructure will be installed as development occurs. Staff believes this agreement is a positive solution that benefits all three parties involved. Lisa Webster noted that the Development Review Committee (DRC) has recommended approval.

There were no further comments from the public.

Kam Valgardson made a motion to close the public hearing for items a. & b. Craig Sacco seconded the motion. All members of the commission voted in favor. 4-0

3. Decision

- a. Zone Change – Abildskov R-15 to MU and R-10 (parcels 30:002:0033, 30:002:0032, and 25:069:0092)

Bradey Wilde clarified to Kam Valgardson that changing to this zone will allow Salem to get retail commercial and commercial in this area. Lisa Webster noted that while the area includes commercial zoning near the fire station, the inclusion of R-12 zoning allows for a more seamless transition and better integration with the surrounding area. She also stated that Salem City has made meaningful progress in providing affordable housing options within the community.

Craig Sacco made a motion for a positive recommendation for the Zone Change – Abildskov R-15 to MU and R-10 (parcels 30:002:0033, 30:002:0032, and 25:069:0092). Kam Valgardson seconded the motion. All members of the commission voted in favor. 4-0

- b. Development Agreement for the Central Utah Water Conservancy District Regional Water Treatment Plant Site and Surrounds

As discussed in the work session, the Central Utah Water Conservancy District (CUWCD) item focused on the CUWCD-owned property and the associated Development Agreement (DA). A map was presented outlining the property boundaries and identifying the location of the Wimmer residence. As part of future construction plans for a treatment plant, the Wimmer home will need to be relocated. CUWCD has agreed to move the home to the northern portion of the property, which is viewed as a mutually beneficial solution for all parties. This Development Agreement ensures that the relocation of the Wimmer home, along with any required improvements, will be completed as outlined. Lisa Webster noted that portions of the property not used for the plant may be eligible for R-15 zoning if CUWCD opts to sell them to a developer. It was also stated that a perimeter fence will be installed around the plant facility.

Kam Valgardson motioned to give a positive recommendation for the Development Agreement for the Central Utah Water Conservancy District Regional Water Treatment Plant Site and Surrounds. Troy Tischner seconded the motion. All members of the commission voted in favor. 4-0

Troy Tischner made a motion to adjourn the meeting. Kam Valgardson seconded the motion. All members of the commission voted in favor. 4-0