

# SALEM CITY GENERAL PLAN AND LAND USE UPDATE

## ADVISORY COMMITTEE MEETING #1

SALEM CITY COUNCIL CHAMBERS

December 6, 2018

### IN ATTENDANCE:

Cristy Simons	City Councilperson
Seth Sorenesen	City Councilperson
Kelly Peterson	Planning & Zoning Commission Member
Jon Ward	Planning & Zoning Commission Member
Junior Baker	City Attorney
Greg Gurney	Police Officer
Brad James	Police Chief
Dave Johnson	Building Official Director
Matt Marziale	Recreation Director
Allison Taylor	Salem City Staff
Bruce Ward	City Engineer
Scott Barlow	CEO, Revere Health
William Burk	Resident
Paisley Callister	Resident
Tiffany Johnson	Resident
Paul Taylor	Resident
Jen Watson	Resident
Mark Vlasic	Landmark Design (Consultant)
John Locke	Landmark Design (Consultant)

### MEETING NOTES

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#### 1. Introductions

2. **Project Purpose** – Salem City and Landmark Design are currently working to update the Salem City General Plan. The current General Plan was last updated 15 years ago (2003) with a smaller, additional update happening since that time (2010).

The purpose of this update is to do an audit of the Land Use Element of the General Plan and address key issues, particularly related to growth and infrastructure, that have been identified by City Staff. The General Plan and Land Use Update is not an update of the whole plan, but rather focuses on key areas/tasks:

- Evaluating the current vision & goals for the Land Use element

- Creating a vision & goals for the Northwest Quadrant (the area between Arrowhead Trail and I-15)
- Reviewing and revising the existing Parks, Recreation and Open Space element

**Scope of Work/Schedule** – Landmark Design reviewed the tasks of the General Plan Update and the project timeline.

- 3. Role of the Plan Advisory Committee** – The Plan Advisory Committee has been formed to help advise and provide guidance at key points throughout the General Plan and Land Use Update process. In order to get a range of viewpoints, the Committee includes the Mayor, City Council members, Planning Commission members, City Staff, members of the business community and current residents.
- 4. Visual Preference Survey** – Using a wide range of images presenting various building styles and forms, landscape and transportation types and development patterns, attendees were anonymously surveyed to help better understand the visual preferences of Committee Members. This information, a similar exercise to be conducted at the upcoming Public Scoping Meeting (December 11, 2018) and other visioning exercises will be used to help identify the community’s desired vision for Salem and to formulate the implementation recommendations to be included in the resulting plan document.

## 5. General Scoping

The following issues were discussed during the scoping portion of the meeting:

- Although Salem is a small town currently, growth is likely inevitable. However, this doesn’t mean that growth should be completely unrestrained. Planning is critical to ensuring that growth is done the right way (i.e. best location for retail/commercial, residential types, etc.)
- Committee Member likes the feel of a bedroom community. However, they don’t want to repeat the same mistakes of similar commuter communities which have resulted in unruly traffic and the loss of rural character and community ties.
- A new, large school is likely to impact traffic and development pressure
- Salem has the unique situation of being divided by a large swath of undevelopable wetlands. The historic settlement area and the developable land close to the freeway are separate and distinct areas with their own challenges and opportunities.
- Community needs to demonstrate foresight in the placement of roadways and in addressing the movement of traffic.
- Regional commercial uses like office and big box retail should be placed close to the freeway with smaller, locally-used shops and businesses being located closer to the existing settled community.
- More housing-types are needed to provide options for the next generation of Salem residents.
- Planning efforts need to take the ever-present threat of wildfire (especially in foothill areas) into consideration when determining land use.
- Committee Members would like their children to be able to live in Salem one day.

- Noise level from traffic is becoming an increasing concern as the community grows. Buffer options should be explored, but sound-walls should be avoided when possible in order to preserve the wide-open spaces that Salem is known for.
- Committee Member fell in love with the rural atmosphere, proximity to the mountains and abundance of wildlife and would like to keep the place the same. They feel that growth isn't necessarily inevitable and the community should safeguard what makes Salem special.
- Salem shouldn't be just another bedroom community. The rural atmosphere relieves the stress of the day-to-day grind and steps should be taken to preserve this peaceful environment.
- The priority, type and timing of growth is critical and should be well-thought out as Salem competes with neighboring municipalities for tax-base. This tax-base is necessary to provide much-needed funding for community investments, improvements and services.
- Parking, storage and room for emergency vehicles is becoming an issue as lot sizes get smaller and people are pushed closer together.
- Salem is currently a great area as it relates to crime and public safety. Since there is no high-density development in Salem at present, it is difficult to compare this land use type with current developed areas within the city. The impact on public safety and police resources should be carefully studied and considered as planning efforts move forward.
- Salem has a great sense of community with tightly-knit relationships between community members and neighbors. Committee Members want to keep and build on these community ties as Salem moves into the future.
- As the city plans for the future, Salem should look for opportunities for youth engagement (sports, arts, facilities improvements, etc.)
- As development pressure increases, there needs to be a strategy (development requirements, land acquisition, etc.) to help preserve and improve the open space that makes Salem special.
- In many of the new developments, developers have been able to pass the responsibility of landscaping along to new residents. Many don't have the skill, expertise or time to install a proper landscape and the result has been poorly installed and maintained yards. There should be a requirement for developers to properly landscape yards before selling newly-built homes.
- Because of the strong community relationships that Salem has built over time, the city should continue to look for additional opportunities for community members to meet and engage with one another.
- Salem should look to the example of communities like Springville and incorporate sound urban design and planning principles.
- There is an "Old Salem" currently and, because of undevelopable wetlands, there will be a "New Salem" by the Benjamin freeway exit. How these places are linked and interact with each other will be critical issues to address moving forward.
- The developable area of the city by the freeway is bordered by Spanish Fork. How should the Salem portion relate to surrounding development areas architecturally? Working with Spanish Fork will be necessary to create a cohesive, but distinct place.
- Future expansion of transit should be considered and actively leveraged as a community asset.
- Good CC&Rs (Covenants, Conditions and Restrictions) are key to tying new developments together and to enhancing and preserving Salem's sense of place. Any process adopted should fit will Salem's current enforcement ability and be able to scale as the community grows and city resources increase.

- Walkability from place-to-place should be considered and planned for.
- The wetlands are always going to be where they are currently so these areas should be utilized as a community asset (open space, trails, etc.).
- Preservations of views, particularly of the mountains, should be considered when planning building type and form, land use patterns and development placement.
- Salem should take advantage of available land and plan now for walking and biking trails that can be separate from roadways. Land acquisition for future parks should also be considered.
- Secondary Neighborhood Commercial zones should be carefully placed at neighborhood centers/nodes to provide day-to-day services within walking distance of current residences and places of work.
- Where transportation corridors are located will be critical to handling future growth and determining the placement and type of development.
- The planned Nebo Beltway along the eastern bench is a concern (traffic, noise, impact on the character of the place, etc.)
- An inventory/analysis of the current open space and park system is necessary to plan for future recreation needs and to preserve Salem's sense of place.
- Investment is needed to keep the older part of Salem well-maintained. As original residents pass away and these properties change ownership, homes aren't being maintained to the same standard that Salem has seen historically.
- To attract a commercial base and help fund services, Salem needs rooftops but there are some public safety concerns about certain forms of high-density housing. Building type and form, street treatment and concentration of uses should be carefully considered to ensure these places are vibrant, contain a broad range of uses and are active throughout the day, evening and into the night.
- During each period of its history, Salem has been the kind of place that people move to and want to "lock the gate and throw away the key." As it plans for the future, Salem should strive to remain the kind of special place that residents want to preserve, protect and contribute to while still providing options and making quality investments for the next stage of its history.
- As desired lifestyles change and housing affordability continues to be a challenge, the next generation is looking for more housing options (i.e. townhomes have become the new starter homes, renting is more common).
- Affordability of housing is a major issue and will continue to be so. A strategy needs be formulated now before it get out of control.