

**SALEM CITY GENERAL PLAN & LAND USE UPDATE  
PUBLIC SCOPING MEETING COMMENTS**

**SALEM CITY ACTIVITY CENTER**

**December 11, 2018, 7:00-8:30 p.m.**

**Attendees: 83**

**SUMMARY OF DISCUSSION/COMMENTS**

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**CHARACTER/SENSE OF PLACE**

- Salem’s competitive advantage is its small-town feel. It is a place with nice homes, low density development and little traffic.
- Nobody wants to leave. As a result, there are no houses for sale.
- Those in attendance were asked to describe Salem in one word. Their answers were as follows:
  - *peaceful (7x), quiet (5x), friendly (4x), home (4x), rural (4x), beautiful (2x), neighbors (2x), pond (2x), small town (2x), trees, nature, fields, pleasant, safe, cohesive, wetlands, compatible, isolated, growing, supportive, united, spirit, lovely, caring, great, courteous, green, mountain view, agriculture, plain, grateful, tractors, roadway, animals, open, clean, private, supportive, scenic, memories, hope, dairy, paradisiacal, Mayberry*

**TRANSPORTATION**

- A good transportation plan is needed lessen the impact of traffic. Some suggested strategies included properly-sized collector streets and partnering with neighboring communities to improve transit options.
- Traffic in Salem is increasing. Spanish Fork, Elkridge and Woodland Hills continue to grow and much of their traffic now passes through Salem as well.
- In the case of an emergency, well-connected streets with multiple evacuation routes are critical. New developments have too many cul-de-sacs that limit connectivity.
- More street parking is needed – similar to streets in Daybreak but sized to account for the larger vehicles and trailers that are a part of rural life.
- New developments don’t appear to have a cohesive stormwater drainage plan which has impacts on the community as a whole.
- As new streets are built and development occurs on existing streets, Salem needs to make sure that there is enough right-of-way to accommodate future growth.
- Signage should be placed low to the ground and billboards should be limited to preserve and enhance the rural character of Salem.
- The one-way streets in Payson are annoying/confusing. Salem should avoid using them.
- There were mixed feelings about traffic circles and roundabouts. Some felt they were annoying while others welcomed their use.

## LAND USE & DENSITY

- Some residents are receptive to high-density development if well-designed, zoned properly and placed carefully. The preservation of Salem’s country atmosphere should be considered when placing higher density zones.
- Caution should be used regarding big box retail. There are enough of these stores nearby in Spanish Fork and Springville. It is important to preserve local businesses and establish areas of neighborhood commercial.
- Salem shouldn’t become another West Valley City.
- Many are concerned about high-density development and its impact on Salem’s atmosphere. One resident expressed, “three-story condos do not fit Salem’s rural character.” The quality and design of high-density housing is critical.
- Residents are worried about affordable housing options for their children. Places like Lehi have planned for future affordability while cities like Highland have not. Salem should explore options for affordable housing that fit the existing character of the city.
- Mixed-use development should still have a small- town feel.
- Salem doesn’t have a downtown. Residents would like to see something like Lehi’s Main Street in size and range of businesses.
- It is important to mix densities and not concentrate or segregate uses. Neighborhood nodes/centers are an alternative to one large zone of dense multifamily development.
- Commercial/mixed-use is needed to expand the city’s tax base and provide resources for city services.
- Developers of high-density projects should also have to develop or pay for the preservation of open space.
- Cluster development with minimum open space standards should be the model for new development. These clusters should be connected to each other with trails and other pedestrian-friendly routes.
- A range of uses, including commercial and light industrial, are needed to provide jobs within the city of Salem.

## PARKS, TRAILS AND OPEN SPACE

- There is a need for public space, open space and trails to give residents room to breathe as Salem grows.
- The highway is dangerous for cyclists. There is need for bike lanes and walking/biking trails that are separate from the road system to limit conflicts with vehicles.
- Residents would like to see a well-connected bike trail system running through the city.
- Walkability is a concern. Residents would like the ability to walk to schools and businesses. A connected trail system could be part of this.
- Agricultural areas should be preserved. Most open space in Salem should be agricultural in nature.
- Residents said they moved to Salem for the open space and it should be preserved. Many are concerned about an increase in density and they don’t want to become another Lehi (especially the “Silicon Slopes” area of Lehi).

- City mentioned that \$45,000 has been dedicated to building a connected trail system.
- There is a need for more family parks - not just sports fields - to help build a greater sense of community.

## COMMENTS - VERBATUM

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- Salem's competitive advantage = Small town feel
  - Nice homes, low density, low traffic
- Nobody wants to leave – no houses for sale
- Salem in one word: rural, small town, beauty of pond, trees, quiet, nature, friendly, fields, neighbors, home, pleasant, friendly, small town, peaceful, beautiful, home, quiet, safe, peaceful, cohesive, friendly, quiet, beautiful, wetlands, compatible, isolated, pond, growing, supportive, united, spirit, lovely, peaceful, caring, great, peaceful, courteous, green, mountain view, agriculture, rural, plain, friendly, grateful, tractors, home, peaceful, rural, quiet, roadway, home, animals, rural, open, clean, private, peace, supportive, quiet, neighbors, peaceful, scenic, memories, hope, dairy, faithful, paradisiacal, Mayberry
- Need a good transportation plan
- Traffic trouble
  - Spanish Fork's Impact
  - Partner with neighboring communities for transit options
  - Collector streets
  - Traffic from Elkridge & Woodland Hills impacts Salem
  - Growing traffic travelling through Salem
- Evacuation routes – too many cul-de-sacs
  - Need well connected streets for multiple evacuation routes in case of emergency
- Need on street parking – Like Daybreak but too small of roads
- New developments don't have a storm drainage plan
- Verify there is enough right-of-way for future growth
- Low signage and limit billboards
- No one-way streets like Payson
- No traffic circles
- Yes traffic circles
- Approve high density if nice, zoned well and carefully placed
  - Preserve the country atmosphere
- Be cautious with big box stores – mixed use instead
  - Preserve local businesses
  - Already have big box stores near by
  - Retail should be high quality – more than just brick and mortar
  - Don't want to be a West Valley
- Really concerned about high density and its impact on Salem's atmosphere
  - Three story condos do not fit Salem's rural character
  - Quality of high-density housing is critical
- Worried about affordable housing

- No affordable options for their children
  - Lehi planned well, Highland did not
  - Apartment tax too high
- Mixed Use Development
  - Can still have small town feel
  - More tax revenue
- Need to establish a downtown
  - Main Street doesn't feel like a Main Street
    - Likes Lehi's Main Street
  - Need small businesses, no big box stores
- Mix density, don't concentrate/segregate uses
- Need more commercial
- High density developers should also have to develop open space
- Cluster development with minimum open space standards
  - Walkable centers in each neighborhood
  - Shouldn't have to drive
  - Mixed use
- Need to have all uses – trail system, commercial, light industrial
  - Need jobs in Salem
- Public space & green space
  - Need a place to breath within Salem's growth
  - Walking trails
- Highway is dangerous for bikers – need bike lanes
- Need walking and biking trails separate from road system
- Connected bike trail system
  - Took son to ride bike on high school track because of no trails available
- Walkability
  - Ability to walk to schools and businesses
  - Connected trail system
- Preserve Agriculture
  - Open space should be agricultural looking
- Moved to Salem for open space
  - Preserve open space
  - Concerned about high density
  - Don't want to be a Lehi
- 460 W Horse Trail
- City has \$45,000 dedicated to building a connected trail system
- Bike trails buffered from traffic
  - Limit bike-vehicular conflicts
- Family parks – needed for the community
  - Not just sports fields