

Minutes of the Salem City Planning & Zoning Commission meeting held on February 11, 2015 in the Council Chambers.

Meeting convened at 7:10 p.m.

PRESENT:	Robert Palfreyman	Seth Sorensen
	Shelley Hendrickson	Brian Warren
	Karen Weight	Attorney Jason Sant
	Rebecca Andrus, City Engineer	Becky Warner, Secretary
	John Dester	Julie Smith

Shelley welcomed the new members of the Planning Commission, Karen Weight and Seth Sorensen. Robert Palfreyman is now the alternate. All members were sworn in prior to this meeting.

APPROVAL OF MINUTES

MOTION BY Shelley to approve the minutes of November 12, 2014. Seconded by Seth; Vote Affirmative, 5-0.

GEORGETOWN DEVELOPMENT – MIXED USE SUBDIVISION

This project includes 76 townhomes and 10 live/work units with commercial on the bottom level and residential on the top.

Shelley stated that they are asking for a mixed use subdivision so they must comply with our ordinance. They are asking for maximum density and they need to give something to the city to get that density. John explained that because of the shape of this property, they are able to do a park down the center of the development as well as a pocket park in each corner. With that, they will exceed the open space and landscaping requirements. The retention basin is not included in the green space. A park will be done with each phase. John stated that the architectural design and finishes of the buildings are all different so the units won't all look alike. Each unit has its own back yard which is enclosed with a vinyl fence. They plan to install a wrought iron fence between the townhomes and the live/work units. There is an existing chain link fence between this property and the school's property. There was discussion on whether or not a masonry fence should be required between their property and the school's. Shelley stated that they need to make sure that the amenities justify the maximum density requested.

Rebecca said they needed to resubmit their drainage calculations.

Shelley asked why this project was even being brought before this board when it was incomplete. It does meet the Mixed Use part but they are lacking the items that are required for a Master Plan Development ordinance, which also applies. These items include detailed phasing, landscaping, and fencing plans, as well as a Development Agreement. The staff had not picked up these additional requirements and apologized to Mr. Dester for the mistake.

MOTION BY Seth to table the approval of the Central Park preliminary plat until they can submit all of the necessary items. Seconded by Bob; Vote Affirmative, 5-0.

SCIP – PRELIMINARY PLAT APPROVAL

The South County Investment Properties own the property that the new Central Utah Medical Clinic is being built on and they would like to split the property into two lots so they don't have to install the improvements on the entire parcel at this time. They had requested to be taken off of tonight's meeting and then asked to be put back on with a change to the location of where the lots would be divided. They decided to square up the lots with the adjacent property instead of having the lot the clinic was on being larger. Rebecca explained what they were requesting and that this did not change the site plan for the clinic at all.

MOTION BY Brian to approve the preliminary plat for a two lot subdivision with the property lines being squared up with the adjacent property. Seconded by Seth; Vote Affirmative, 5-0.

CLIFF HALES – PRELIMINARY APPROVAL

This item was taken off of the agenda because there is an issue with the City right-of-way that is part of this plat of the Meadows at Mt. Loafer Subdivision. Currently there is a right-of-way to extend 200 South going east and out onto Salem Canal Road and Cliff would like to change that to end the roadway with a cul-de-sac at approximately 700 East. The City Council needs to decide whether or not to allow Cliff to proceed with abandoning the right-of-way. This item will probably be on next month for a public hearing on the abandonment.

MOTION BY Brian to adjourn Planning & Zoning Commission meeting. Seconded by Karen; Vote Affirmative, 5-0.

Planning & Zoning Commission meeting adjourned at 8:40 p.m.