

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

Meeting convened at 7:00 p.m.

Conducting: Shelley Hendrickson

PRESENT:	Robert Palfreyman	Seth Sorensen
	Brian Warren	Shelley Hendrickson
	Karen Weight	Attorney, Jason Sant
	Rebecca Andrus, City Engineer	Becky Warner, Secretary
	Brad Hales	Cliff Hales
	Brant Tuttle	Lorraine Tuttle
	Paul Christensen	Tanner Pope
	Tyler Roberts	Jim Whitmore

APPROVAL OF MINUTES

MOTION BY Seth to approve the minutes of February 11, 2015. Seconded by Bob; Vote Affirmative, 4-0.

PUBLIC HEARING

Motion by Seth to open the public hearing. Seconded by Bob; Vote Affirmative, 4-0.

ABANDON RIGHT-OF-WAY AT APPROXIMATELY 725 EAST 200 SOUTH

Shelley explained that the approval of the preliminary plat for Meadows at Mt. Loafer Plat D is contingent on this right-of-way being abandoned. Cliff said this was originally approved in 2007 and now he has gone back through the process to get approved again but there needed to be a public hearing to abandon the right-of-way.

Shelley asked if there was any public comment. There was none.

Shelley stated that she feels connectivity is a big issue and that it would be in the city's best interest to keep the right-of-way. She asked if a traffic study had been for this area.

Cliff said this subdivision has been approved and reapproved and a traffic study will take a long time. This is only 8 lots so not have this road is not going to change all of Salem. If the right-of-way is not abandoned, one of the lots will need to be used as a temporary turn around. He stated that the roadway would not go in now even if the easement was not abandoned because it is on Johnson's property; when they develop, the road will be put in. Rebecca had sent an email to the Board showing a couple of different possible ways this right-of-way could connect to Salem Canal Road. One was shown through the Johnson property and the other was shown through the Warren property to the east. Either way the road connecting with Canal Road would not be installed until their property is developed.

Bob stated that if Cliff doesn't have to put the road in, it will just become a weed patch.

Seth said he agrees that we need to have roads that connect but we can't make any developer put the road in.

Cliff said that when he brought this project 7 years ago, it was the only development in the area.

Karen said that we can't tell Warren's where to put a road when they develop.

Shelley stated that the problem with abandoning a right-of-way that is already in place is that someone had the forethought to put in a road in for the future.

Brian wanted it noted that he was abstaining from the vote on this issue because of the conflict of interest but he doesn't see the Warren property being developed anytime soon.

It was stated that the City can obtain easements even if a road is not installed immediately.

Rebecca stated that Chief James thinks that this connection would be an advantage for emergency vehicles to have another access to get to the elementary school on the south side of Canal Road.

MOTION BY Bob to recommend abandoning the right-of-way. There was no second so the motion failed.

Shelley said when this committee had previously met on this plat, there had not been a discussion about abandoning this existing right-of-way. This should have been done prior to the preliminary plat review so that it could receive proper approval.

MOTION BY Seth to recommend not abandoning the right-of-way at approximately 725 East 200 South. Seconded by Karen; Vote Affirmative 3-1 (roll call: Bob, Nay; Brian, abstained; Seth, Aye; Shelley, Aye; Karen, Aye)

REPEAL PUD SECTION FROM TITLE 13

Shelley explained that when we re-did the zoning ordinance, we virtually did away with Planned Unit Developments (PUDs) but overlooked this section in title 13. Repealing this chapter is just correcting something that was overlooked.

Tyler Roberts asked for clarification between a PUD and a Master Plan Development. Shelley explained the difference to him.

MOTION BY Brian to repeal the PUD chapter in Title 13 of the Salem City Municipal Codes. Seconded by Seth; Vote Affirmative, 5-0.

MOTION BY Seth to close the public hearing. Seconded by Karen, Vote Affirmative, 5-0.

CLIFF HALES – PRELIMINARY APPROVAL

This item was previously approved so it was stricken from the agenda

MOUNTAIN VIEW ESTATES – PRELIMINARY PLAT APPROVAL

Brant Tuttle, from Northern Engineering, stated that this subdivision had previously been approved for 18 lots but was never started because of the economy. Now they are requesting approval for 3 lots. On lot #1, a new house will be built, lot #2 will remain pasture, and there is an existing house on lot #3. There needs to be some boundary line adjustments on lot #3 which is why it is included with this

subdivision. The utilities will be installed through the frontage of lot #1 and will be large enough to accommodate future development. The access onto 550 West will be deeded to the City but the roadway through the property will not be deeded at this time. Karen wanted to make sure that John Black, who is building the new house, was aware that he will not be able to have a basement because of the high water table in this area.

MOTION BY Karen to approve the preliminary plat for Mountain View Estates. Seconded by Bob; Vote Affirmative, 5-0.

CONCEPT REVIEW OF SALEM PARK

Shelley explained that this is strictly a review and the Board was not committing to anything at this point. The Development Review Committee has met on this project several times and now they want input from Planning & Zoning and the City Council.

Rebecca read a memo that the staff had put together regarding this project.

Tyler Roberts & Jim Whitmore introduced themselves and then Tyler told about the rest of the management team. Shelley stated that one of the Master Plan requirements is that they have a management team. Tyler said this project had been approved previously as a PUD but then the economy dropped and the approval has expired. He said their new plan allows for more affordable homes in Salem that the larger lots miss. The original plan had more density now they have made larger "patio" lots and have widened the roadways. They plan to have a masonry fence along Arrowhead Trail and Mill Road with a trail system along the outside of the fence. In time they want to connect their trail system to the high school and possibly connect into Spanish Fork's trails system. Jim explained that the trail system is already in place in the first two phases of Salem Park. Tyler said the trails and parks will be dedicated to the City. Shelley asked if they could make the parks larger so they could be used for recreational activities. Tyler explained that so much of this property is wetland so they are limited to what they can do. However, every 5 years a wetland mitigation can be done and possibly more property can be gained at that time. Shelley asked what the smallest lot size was that they were proposing. Tyler said 5000 square feet but most of them are closer to 6000 square feet. He also explained that they are building condos not apartment buildings. There might be some issues with that but Shelley suggested that the City Council and Planning Commission have a combined work session so everyone is on the same page and the comments steer the project in the right direction.

Motion by Shelley to have a joint City Council and Planning Commission work session to review the Salem Park concept plan in order to give the developers valid feedback. Seconded by Karen; Vote Affirmative, 5-0.

Motion by Shelley to adjourn Planning & Zoning Commission meeting. Seconded by Karen; Vote Affirmative, 5-0.

Planning & Zoning Commission meeting was adjourned at 9:15 p.m.