

Minutes of the Salem City Planning & Zoning Commission meeting held on May 13, 2015 in the Council Chambers.

Meeting convened at 7:00 p.m.

Conducting: Shelley Hendrickson

PRESENT:	Reid Nelson	Seth Sorensen
	Shelley Hendrickson	Brian Warren
	Robert Palfreyman	Attorney Jason Sant
	Becky Warner, Secretary	

APPROVAL OF MINUTES

MOTION BY Reid to approve the minutes of April 8, 2015 with the correction that he abstained from the vote on the Georgetown Development because he was not present at the meeting where this was previously discussed. Seconded by Bob; Vote Affirmative, 5-0.

PUBLIC HEARING – SALISBURY ZONE CHANGE

Salisbury Homes had pulled their request for a zone change at this time so the public hearing was cancelled.

WASHBURN ASSOCIATES

This item was also taken off the agenda for tonight as it was determined at the Development Review Committee meeting today that it did not need to go to Planning & Zoning.

DENSITY RANGE DISCUSSION

Shelley said she is concerned about the density ranges in our General Plan. Currently a developer can have 3 to 10 units per acre in our medium density. She feels that is too high for Salem. After some discussion, it was decided that they would recommend the following density ranges:

- Low density – 2 to 3 units per acre (leave as is)
- Medium density – 3 to 7 units per acre
- High density – 7 to 14 units per acre

The Board was also not comfortable with the statement in the medium density that some multi-family structures may be permitted in a stacked form. They recommended that be removed and only allowed in the high density areas.

SECOND ACCESS DISCUSSION

The other item on the agenda for discussion was the maximum number of houses allowed before a second access is required in a development. Shelley said Spanish Fork's is 50 and she checked with Payson and theirs is 10. It is hard to say what the magic number is. The discussion was that 10 homes is too hard for developers, it stifles growth but they didn't want more than 50. The Board recommended 30-40 homes but they would like input from Chief James and the engineer.

MOTION BY Shelley to adjourn Planning & Zoning Commission meeting. Seconded by Reid; Vote Affirmative 5-0.

Planning & Zoning Commission meeting adjourned at 8:00 p.m.