

Minutes of the Salem City Planning & Zoning Commission meeting held on July 8, 2015 in the Council Chambers.

Meeting convened at 7:00 p.m.

Conducting: Shelley Hendrickson

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| PRESENT: | Robert Palfreyman | Shelley Hendrickson |
| | Reid Nelson | Karen Weight |
| | Bruce Ward, Forsgren Engineering | Attorney Jason Sant |
| | Becky Warner, Secretary | Travis Richie |
| | Robert Nelson | John Dester |

APPROVAL OF MINUTES

MOTION BY Reid to approve the minutes of May 13, 2015. Seconded by Bob; Vote Affirmative, 4-0.

ROBERT NELSON – PRELIMINARY PLAT FOR LOAFER MT. VIEW II

Bruce explained to the Board that Bob Nelson has softened the slope on 1280 South so now the average slope is 6%. This subdivision does meet all of the development requirements. Shelley asked what the city ordinance regarding hillside developments such as geotech, slope, and erosion. Bruce stated that we do not have one but the issue needs to be addressed before we get anymore developments in this area. There is an easement for a high pressure gas line that runs through this project. A note will be put on the final plats regarding requirements for this easement so property owners will be aware of what they can and can't do.

Karen asked if the city had enough culinary water to supply all of the new homes that are being built. Bruce explained that when the pressurized irrigation system was put in, it opened up a lot of capacity in the culinary water supply. Even though it is a dry year and the spring flow is down, we are in pretty good shape.

MOTION BY Reid to approve the preliminary plat for Loafer Mountain View II. Seconded by Bob; Vote Affirmative, 4-0.

MOTION BY Shelley to ask the City Council to direct staff to put together a hillside ordinance. Seconded by Karen; Vote Affirmative, 4-0.

JOHN DESTER – PLAT AMENDMENT TO CENTRAL PARK PLAT C

John is in negotiations with Nebo School District for the half acre parcel of property just north of the Central Park development. The District wants market value for the property so in order to offset that cost, John is asking to add 5 more units to plat C. He could do the units with all garages, all carports, or a mixture of both. DRC was split in their decision. John would landscape the property and use it for a retention basin. If they don't buy it, the District has no plans for it at this time but they will sell John a right of way across the property for the entrance off of 750 North.

Karen said she was in favor not allowing any more units at all and just purchasing the right of way across the School District property.

Reid said the only positive thing he can see about John purchasing the property is that it will be landscaped and not left in weeds. If John does purchase the property, Reid would recommend that all of the new units have garages. Bob and Shelley agreed.

The Nebo School District property was included with John's zone change for his property so it is already zoned Mixed Use.

MOTION BY Bob to approve the amendment for Central Park Plat C with the addition of 5 units and recommend that all of the units have garages. Seconded by Reid. Vote Affirmative, 4-0 (roll call vote).

DISCUSS 55 YEAR AND OLDER ZONE

Shelley said she has a problem creating a zone for a specific group such as 55 years and older because it could be considered discriminating. Jason said it is legal and a lot of cities have them. What the Board needs to think about is whether to create a new zone or an overlay zone. This will be discussed at the next meeting.

AMENDMENTS TO THE INDUSTRIAL ZONE

Jason explained that a few years ago we re-did the zoning ordinance and the industrial zone is the last zone to be updated. This item will also be discussed next month. Shelley asked the Board members to keep in mind the landscaping and sidewalks in the industrial zone. She asked them to submit any comments to Becky if they were not going to be at next month's meeting.

MOTION BY Karen to adjourn Planning & Zoning Commission meeting. Seconded by Reid; Vote Affirmative, 4-0.

Planning & Zoning Commission meeting was adjourned to 8:10 p.m.