

Minutes of the Salem City Planning & Zoning Commission meeting held on January 9, 2013 in the Council Chambers.

Meeting convened at 7:00 p.m.

Conducting: Shelley Hendrickson

PRESENT:	Shelley Hendrickson	Brian Warren
	Rod Christensen	Reid Nelson
	Mark Johnson	Bruce Ward, City Engineer
	Attorney Jason Sant	Becky Warner, Secretary
	Lynn Richardson	Camilla Simonsen
	Vienna Simonsen	Soren Christensen

Shelley welcomed everyone to the Planning & Zoning meeting.

#### APPROVAL OF MINUTES

MOTION BY Brian to approve the minutes of November 14, 2012. Seconded by Shelley; Vote Affirmative, 3-0.

#### PUBLIC HEARING

MOTION BY Rod to open the public hearing. Seconded by Brian; Vote Affirmative, 5-0.

The public hearing is to consider an ordinance amending chapters 11, 13 and 14 of the Salem City Municipal Codes. Bruce went through the proposed ordinance.

Section 11-2B-070 spells out the penalties for people who are wasting outside water. The penalties for violations 1-3 already exist but penalties have been added for the 4<sup>th</sup> & 5<sup>th</sup> violations. This is to encourage people to be more responsible with their outside water usage. Bruce suggested that the wording be added that if the pressurized irrigation water is shut off for misuse, the responsible party will still be charged the regular monthly fee for that service.

Section 11-3-010 is to give the city the ability to cite any non-resident for dumping sewage or other materials into the sewer plant at the trailer dump, a manhole or other point. At this time, it is illegal but no penalty was attached. The same applies to section 11-4-010 at the green waste dump site.

Section 13-2-110 is regarding the transfer of water shares when a property is developed. Currently the ordinance specifies an amount for the cash in lieu of, but this amendment would change that to whatever the market value is at the time of development.

Section 14-4-020 is a clarification of the current requirements for non-conforming use conditions.

MOTION BY Reid to close the public hearing. Seconded by Brian; Vote Affirmative 5-0.

MOTION BY Shelley to recommend approval of the ordinance amending Sections 11, 13 & 14 of the Salem City Municipal Codes with the language being added in 11-2B-070(5) stating that the violator will still be responsible to pay the monthly fee; and in 13-2-110, clarify what water. Seconded by Reid; Vote Affirmative, 5-0.

#### CAMILLA SIMONSEN – SITE PLAN

Camilla explained that she is putting a new business in an existing building at 680 W. SR 198. Because it is a change in use for this building, it needs to have a site approval before Camilla can get a business license. She has already done several items that need to be done such as paving the parking lot and putting in the sewer lateral so she can hook onto the sewer line to the east and abandoning the septic tank. Camilla still needs to get an easement from Soren Christensen for the sewer line.

Bruce explained the items that the Development Review Committee recommended were. 1) Protect the water meter. The water meter is in an area where it can be driven over so instead of moving it, they need to put a traffic rated lid on it or some other protective measure. 2) Upgrade the electrical service. Currently the building has a very small electrical service so Camilla has been working with the Salem City Power Department to determine what size of service she will need for her business. 3) Locate and abandon the septic tank. This has been done (there is a possibility another one exists, if it is located, it will be abandoned also). 4) Obtain an easement for the sewer line. 5) Meet the ADA requirements for parking.

Camilla stated that they plan to put a planter strip over the abandoned septic tank so it doesn't get run over. For garbage they plan to use the residential cans so they do not need to have a dumpster enclosure; the drainage is at the very north end of the property; the accesses onto the highway are existing so they do not need to get approval from UDOT; and they plan to use the existing sign.

Soren Christensen expressed concern about overflow parking coming onto his property. Camilla explained that they have an area behind the building that is gravel for any overflow parking. They should not need to use it very often.

MOTION BY Reid to approve the site plan for Camilla Simonsen at 680 W. SR 198 with the conditions recommended by the DRC. Seconded by Rod; Vote Affirmative, 5-0.

#### BRANDEN KIRK – PRELIMINARY PLAT APPROVAL

Branden Kirk had gotten approval for a zone change on this property at 268 N. Main a couple of months ago and now he needs to have preliminary approval for the Richardson Field Subdivision which includes lot #7 of Linton Meadows. Mr. Kirk needed to do a land swap with Lynn Richardson who owns lot #7 of Linton Meadows and this is the easiest way to accomplish that. Lynn Richardson stated that this was a win/win situation for everyone involved. Bruce explained that all utilities are available and stubbed into the new lot. The current sewer line easement will still be in place; however, DRC recommended that it be increased to a fifteen foot

easement in case repairs on the line were needed in the future. The existing power poles will need to be relocated and an easement will be needed through lot #1 to run power to lot #2. The sidewalk is in front of lots 1 & 2 but Mr. Kirk will be responsible to install the curb, gutter and asphalt as needed as well as meeting all of the subdivision construction and development standards.

MOTION BY Brian to recommend approval of the preliminary plat for Richardson Field Subdivision with the condition that DRC's recommendation on increasing the sewer line easement on the south end of the property to 15 feet. Seconded by Rod; Vote Affirmative, 5-0.

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

Planning & Zoning Commission meeting was adjourned at 8:05 p.m.