

Minutes of the Salem City Planning & Zoning Commission meeting held on August 14, 2013 in the Council Chambers.

Meeting convened at 7:00 p.m.

Conducting: Shelley Hendrickson

PRESENT:	Shelley Hendrickson	Mark Johnson
	Reid Nelson	Robert Frampton
	Attorney Jason Sant	Bruce Ward, City Engineer
	Kevin Kuhni	Tyler Roberts
	Scott Peterson, Atlas Eng.	Glen Tanner, Utah County
	John McMullin, Utah County	Jim Whitmore
	Sam Willis	Adams Eccles, BYU Intern
	Mayor Hal Shelley, Elk Ridge	Brian Burke, Elk Ridge City
	Kelly Liddard, Elk Ridge City	Becky Warner, Secretary

APPROVAL OF MINUTES

MOTION BY Robert to approve the minutes of July 16, 2013. Seconded by Mark; Vote Affirmative, 4-0.

PUBLIC HEARING

MOTION BY Reid to open the public hearing on an amendment to the Public Facility Zone. Seconded by Robert; Vote Affirmative, 4-0.

Bruce explained that a few years ago when we updated the Comprehensive Zoning ordinance, we changed that communication towers are only allowed in a public facility zone, which is essentially city owned property. During the process of changing the requirements, it was stated that the distance from the base of the pole to any residential property is at least 100 feet. Verizon has approached the city about installing a tower at the old city shops but the neighbor's property line is just a few feet from where the tower would be located. However, the neighbor's home would be about 400 feet from the base of the pole. Verizon asked if the city would consider rewording the ordinance to state that is at least 100 feet from a residential structure. It would still need to meet the regular setbacks from property lines. Bruce went on to say that this is a conditional use so more restrictions can be imposed on a case by case basis.

Shelley asked if there were any comments from the audience. There were none.

MOTION BY Robert to close the public hearing. Seconded by Reid; Vote Affirmative, 4-0.

MOTION BY Robert to approve the text amendment in the Public Facility Zone with regards to setback requirements for communication towers. Seconded by Mark; Vote Affirmative, 4-0.

KEVIN KUHN – PRELIMINARY APPROVAL FOR WHISPER RIDGE

Bruce explained that this is a standard R-15 subdivision that is located east of Harvest Ridge and directly north of Country View Lane. The roads have been designed to tie in with Country View Lane and with a future development to the north. The drainage pond will be dedicated to the city and will be installed with the first phase. The first phase will be the lots closest to 750 East.

Bruce read the minutes from DRC and stated that he wanted to change his recommendation on the road cross section for 750 East. He had originally stated that Kevin install the curb, gutter, sidewalk combo along that road like Harvest Ridge but after studying it further, he felt it would be better to be consistent with what is already installed on the east side which is the standard cross section of curb, gutter, planter strip then sidewalk.

Rocky Mountain Power has a recorded 30 foot easement that runs through part of this subdivision. It mostly effects lot #26 but there is still a large enough building footprint for a house. There was discussion on the easement, whether or not to make it a public utility easement or not and including a note on the plat regarding the easement. It was decided to leave it a Rocky Mountain Power easement only and to put a note on the plat regarding the easement with book and page number of where the easement restrictions can be found.

Bruce said Kevin would need to complete enough of the road at 1050 South to complete the access from Country View Lane and loop the utilities. The remainder of the road will be completed with future phases.

MOTION BY Mark to approve the preliminary plat for Whisper Ridge Subdivision with the conditions relating to the Rocky Mountain Power transmission line as shown and not creating an additional PUE and requiring the developer to show the width of the easement as well as reference on the plat the book and page numbers where the restrictions are recorded; keeping the standard cross section along 750 East; complying with all of the subdivision and development standards; phase 1 is to include the road at 1050 South to go all the way through to loop the utilities and also installation of the retention pond which will be dedicated to the city. Seconded by Reid; Vote Affirmative, 4-0.

SALEM PARK MASTER PLAN CONCEPT

Tyler Roberts stated that they were in the meeting a few weeks ago when Jim Whitmore was requesting a zone change and they briefly showed their Master Plan concept. They have had to change a few things because of the new ordinance but it basically the same design that was approved several years ago. He again explained the upgrades that they had done for the city such as the power substation, the water line from Woodland Hills Drive and the sewer pump station on Arrowhead Trail. The Board asked if they were given density bonuses for these upgrades. They were not; they were required to accommodate this development. Tyler said that they have gained some property through purchase and wetland mitigation. All of the proposed amenities are still in place and all open space will be dedicated to the city.

Shelley stated that she had read the Master Plan ordinance and the smallest lot size allowed is 6000 square feet and all of the lots in area 2 are less than that and they don't meet the setbacks. It also says that only 5% can be sensitive lands and it appears that the wetlands make up more than that.

Tyler said that originally area 2 was going to be townhomes but they have found that single family homes sell better than townhomes even if they are on small lots. There are about the same number of units planned for the area. They are adjacent to a commercial and industrial area and make good starter homes. Tyler stated that this is being done in the north part of the county but is new to the south end.

Jim Whitmore stated that he feels like the high density is a good buffer between the commercial and residential areas. He also said that they are maintaining the open space, even the non-usable space is being kept nice. They want this project to be attractive.

Shelley asked what the size and setbacks were on these proposed lots. Tyler said they were about 45 feet x 80 feet and the setbacks are 20 feet in the front and rear and 5 on the sides. The homes will meet the 1000 square foot requirement and have a 2 car garage. Shelley stated that she would rather see the standard 6000 square foot lots and setbacks. She would also like to see the front and side yard landscaping is a part of the requirements.

Tyler said that the city only has one cross section for roads but the PUD allowed for smaller roads. They have proposed a couple of different options for cross sections. Bruce stated that this is not the time to get into details; that can all be worked out later in the process. It was suggested that the City Council and Planning & Zoning do a field trip to look at some similar projects.

DISCUSSION ON 11200 SOUTH

Dean Ingram has proposed a subdivision that borders Elk Ridge City along the county road 11200 South. It was discussed in the Development Review Committee meeting that it would be a good idea for all entities involved to meet and discuss a standard for development along that road that is consistent and will work for everyone.

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

Planning & Zoning Commission meeting adjourned at 8:30 p.m.