

Minutes of the Salem City Planning & Zoning Commission meeting held on November 12, 2014 in the Council Chambers.

Meeting convened at 7:00 p.m.

Conducting: Shelley Hendrickson

PRESENT:	Seth Sorensen	Shelley Hendrickson
	Reid Nelson	Rod Christensen
	Robert Frampton	Attorney Jason Sant
	Rebecca Andrus, City Engineer	Becky Warner, Secretary
	Scott Barlow	Julie Smith
	Cliff Hales	Brad Hales

#### APPROVAL OF MINUTES

MOTION BY Reid to approve the minutes of October 8, 2014. Seconded by Rod; Vote Affirmative, 4-0.

#### KEN ANDERSON – PLAT REVISION FOR HANKS ESTATES

Rebecca explained that the owner of this lot lives in California and wasn't able to attend the meetings. This was recorded as a twin home lot and he just wants to build one house so the plat needs to be amended. There are utilities stubbed into both sides of the lot so one side will need to be abandoned when the house is built.

MOTION BY Rod to approve the plat amendment for Hanks Estates plat B by combining lots 7 & 8 and making it one lot. Seconded by Seth; Vote Affirmative, 4-0.

#### SOUTH VALLEY ESTATES PLAT REVISION

Julie Smith was representing the owners for this request. She explained that currently there are some units, which they call "over/unders," that do not sell very well so they want to change them to the standard two-story townhomes. They are not changing the number of units just the style but because it changes the footprint of the buildings, the plat needs to be amended. They have approval signatures from the other property owners in this development for this change.

Rebecca said that it meets the standards. At first there was a question about the parking because this change eliminates a few spaces, however, with this type of unit, the number of parking spaces actually increases by 8 spots. They refigured the drainage calculations and there is very little difference from the original numbers.

MOTION BY Reid to recommend approval of the South Valley Estates plat amendment. Seconded by Seth; Vote Affirmative, 4-0.

#### CLIFF HALES – PRELIMINARY FOR MEADOWS AT MT. LOAFER PLAT D

The preliminary approval for this plat has expired so Cliff has to go through the process again. This is for the final 8 lots south of the existing subdivision. The plat hasn't changed since the original approval. The utilities will be in the roadway at 200 South. Because the other side of 200 South is not being developed, Cliff will only need to install a half road plus 12 feet and the improvements on the north side of the road. At one point, the road was going to be extended to come out onto Canal Road, but now they are just

going to have a temporary turn around. The city will need to quit claim some property back to the Johnsons where this road would have gone through their property.

It was discussed in DRC that a new drainage plan needs to be submitted and there are some questions about the power. These items will need to be taken care of before final approval can be given.

MOTION By Reid to approve the preliminary plat for Meadows at Mt. Loafer plat D with the condition that the drainage and power issues are resolved. Seconded by Seth; Vote Affirmative, 5-0.

#### CENTRAL UTAH MEDICAL CLINIC – SITE PLAN APPROVAL

Scott Barlow, CEO of the clinic, stated the architect was supposed to be at this meeting but hadn't shown up yet. Rebecca said it does meet all of the codes but they were asking the city to look at the number of parking spaces required. Salem's code requires 1 parking stall per every 150 square feet of the building for medical offices, however, this building has multiple uses not just offices. Some of the areas are for MRI, x-rays, and procedures which will be occupied by only one patient at a time. There are also large lobbies, meeting rooms, cafeteria spaces as well as stairways and elevators that shouldn't be calculated into the formula for parking spaces. Dixon Architecture had sent a letter to the Planning Commission requesting 4.5 stalls per 1000 square feet based on what is used at other similar facilities around the state. The Board agreed since this is what has worked at the facilities in Provo and American Fork. Shelley asked if parking would be allowed on 8000 South. Rebecca said it wouldn't be desirable because there will be a right hand turn lane and then a drop off before the parking lot. The clinic has given property for 130 foot right of way for that road and has met all of UDOT's conditions. The water line will need to be looped to give adequate fire flow but that is off site work and does not need approval from this Board.

MOTION BY Rod to approve the site plan for the Central Utah Medical Clinic with the conditions that they comply with all of the UDOT requirements and that they loop the water line. Seconded by Bob; Vote Affirmative, 5-0.

MOTION BY Bob to adjourn Planning & Zoning Meeting. Seconded by Shelley; Vote Affirmative, 5-0.

Planning & Zoning Commission Meeting adjourned at 7:30 p.m.