

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

Meeting convened at 7:05 p.m.

Conducting: Reid Nelson

PRESENT:	Brian Warren	Mark Johnson
	Reid Nelson	Robert Frampton
	Attorney Jason Sant	Bruce Ward, City Engineer
	Becky Warner, Secretary	John Dester
	Katie Coepir	Tiffany Madson
	Kirtlyn Bohling	Christian Lord

#### APPROVAL OF MINUTES

MOTION BY Brian to approve the minutes of February 12, 2014. Seconded by Mark; Vote Affirmative, 4-0.

#### PUBLIC HEARING

MOTION BY Mark to open the public hearing. Seconded by Brian; Vote Affirmative, 4-0.

#### GEORGETOWN DEVELOPMENT – ZONE CHANGE

Last month Georgetown Development requested a text amendment to the Mixed Use Zone so they could do a townhome project at approximately 700 N. 150 E. That was approved so now they are requesting the zone change from R-5 to Mixed Use. Bruce showed the area to be re-zoned which includes the existing townhomes and the commercial area by the existing dance studio. The reason the existing townhomes were included is because they are currently non-compliant in the R-5 zone with respect to the density. With the zone change, the residential and commercial areas meet the guidelines of the Mixed Use Zone. Bruce pointed out that the Mixed Use Zone requires a development agreement which gives the city and developer more options. John showed a drawing of what he would like to do with the commercial property. Putting more people in this area where they can walk to the grocery store and the existing commercial businesses, will be a big benefit to the city.

Reid asked if there was any public comment. There was none.

#### RED ROCK CAPITAL – ZONE CHANGE

Red Rock Capital has requested a zone change on Sabin Orchards from A-1 to R-10. There are some issues that still need to be worked out so they asked if the public hearing on this item could be continued until next month and they will present the zone change, preliminary plat and development agreement all together. The Development Review Committee recommended that this item be continued.

### ORDINANCE ON WATER TRANSFER REQUIREMENTS

Bruce explained that the city has required water to be given at the time of development for a long time. The amount required is 1.3 acre feet with .5 acre feet being culinary water and .8 acre feet being irrigation water. The city has adequate culinary water rights but we are in need of irrigation water. This would allow the city to accept more non-culinary water. The Salem City Engineer will be authorized to determine how much of each type of water will be required. Lately, there have been a lot of requests to transfer water rights from the north end of the county to the south so Salem City will only accept water from Strawberry Water, Salem Pond Irrigation Co. and water from any of the canal companies who draw their water from the Spanish Fork River, and underground water in Utah County with a point of diversion south of the Spanish Fork River and east of Peteetneet Creek.

Mark asked at what level of growth the culinary water becomes a problem. Bruce explained that we currently service about 1700 homes and we could service up to 8000 with our current water rights.

There was no public comment.

MOTION BY Brian to close the public hearing on items A & C and continue the public hearing on item B. Seconded by Bob; Vote Affirmative, 4-0.

MOTION BY Bob to approve the zone change for Georgetown Development from R-5 & C-1 to Mixed Use. Seconded by Mark; Vote Affirmative, 4-0.

MOTION BY Mark to approve the ordinance amending the water transfer requirements of the Salem City Municipal Code as written. Seconded by Brian; Vote Affirmative, 4-0.

MOTION BY Bob to adjourn Planning & Zoning meeting. Seconded by Mark; Vote Affirmative, 4-0.

Planning & Zoning Commission meeting was adjourned at 7:40 p.m.