

Minutes of the Salem City Planning & Zoning Commission meeting held on January 10, 2018 in the Council Chambers.

Meeting convened at 7:00 p.m.

Conducting: Jon Ward

PRESENT:	Kelly Peterson	Robert Palfreyman
	Tina Fluehe	Jon Ward
	Karen Weight	Bruce Ward, City Engineer
	Attorney Jason Sant	Becky Warner, Secretary
	Dave Priest	Brian Anderson
	DeVere Anderson	Jeff Anderson
	Rod Christensen	Greg Christensen
	Vic Arnold	Brant Tuttle

APPROVAL OF MINUTES

MOTION BY Kelly to approve the minutes of December 6, 2017 as written. Seconded by Tina; Vote Affirmative, 5-0.

PUBLIC HEARING

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

CHAD PETERSON – ZONE CHANGE

Chad Peterson owns the property located at 89 E. SR 198 and he would like to change the zone from R-10 to C-1 so he can build a medical building. Bruce stated it meets the General Plan and fits in with the other commercial in the area.

There were no comments from the public.

ACTIVE TRANSPORTATION PLAN

Bruce explained this is a trails masterplan. This plan shows where the city would like to see trails put in and what size they should be. It will evolve as we go along but this is a start. He stated the City has applied for a \$45,000 grant from Mountainland Association of Governments (MAG) to do an in depth study to the plan.

Kelly stated it is wise for the City to have this in place so when developers come in, they have an idea of where the City trails are proposed to be located and work with that.

MOTION BY Kelly to close the public hearing. Seconded by Karen; Vote Affirmative, 5-0.

Vic Arnold, who was representing Chad Peterson, said they had met with UDOT and they will not allow the access onto SR 198 so they would like to figure out another access for better traffic circulation. This can be discussed with the site plan for the building.

MOTION BY Kelly to approve the zone change for Chad Peterson in the property located at 89 E. SR 198 from R-10 to C-1. Seconded by Tina; Vote Affirmative, 5-0.

MOTION BY Kelly to approve the Active Transportation Plan as presented. Seconded by Bob; Vote Affirmative, 5-0.

DeVERE ANDERSON ENT. – PRELIMINARY FOR RIDGE VIEW ESTATES

This development is located on Woodland Hills Drive and 11200 South. Bruce explained they have worked through a lot of issues with this project such as water, rights-of-way, drainage, electricity, and lining up intersections but there is still one issue that has not been resolved. Lot #25 is a “flag lot” and the City does not allow them. Also lot #24 does not meet the 100 foot frontage at the building line. The Development Review Committee has accepted an alternative design for the two lots which meets the way the City has interpreted the code for over 20 years. If the City Council decides to change that interpretation, then we will go from there.

Jeff Anderson said they interpret the code to mean the setback line is where ever they decide to build the house. They would like the Planning Commission to recommend approval of how the lot is drawn on the plat or the alternative, so they can move onto City Council and let them make a choice.

DeVere Anderson stated they don’t think the original drawing conflicts with the City code and they have not received an answer from legal as to why it doesn’t meet the code.

Jon asked the Board if they had any comments.

Karen said the City doesn’t allow flag lots and we should deny the original plan.

Bob stated he was concerned about getting firetrucks down the 13-foot driveway. It could cause a bottleneck with vehicles in case of an emergency.

Kelly voiced his concerns about a lot that only has views of its neighbor’s back yards and the fence along Woodland Hills Drive.

MOTION BY Kelly to recommend approval of the preliminary plat for Ridge View Estates with option #2 for lots #24 & #25. Seconded by Bob; Vote Affirmative, 5-0.

BEARNSON LAND PLAN

Ridgepoint Management was not present at this meeting so Bruce showed their new concept to the Board members.

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

Planning & Zoning Commission meeting was adjourned at 7:45 p.m.