

Minutes of the Salem City Planning & Zoning Commission meeting held on February 12, 2020 in the Council Chambers.

Meeting Convened at 7:00 p.m.

Conducting: Jon Ward

PRESENT:	Doug Johnson	Kelly Peterson
	Jon Ward	Karen Weight
	Robert Palfreyman	Attorney Jason Sant
	Bruce Ward, City Engineer	Becky Warner, Secretary
	Gene Ottesen	Boyd Warren
	Sharrelyn Hansen	Jacob Cook
	Larry Ford	Carol Ford
	Garrett Seely	Greg Saylin
	David Tuttle	JoAnn Tuttle

#### APPROVAL OF MINUTES

MOTION BY Bob to approve the minutes of January 15, 2020. Seconded by Karen; Vote Affirmative, 5-0.

#### PUBLIC HEARING

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

The Mike Hatch and John Dester items were not ready for tonight's meeting so the public hearing on these two items will be continued at next month's meeting.

MOTION BY Kelly to continue the Public Hearing for the Hatch & Dester items until next month. Seconded by Karen; Vote Affirmative, 5-0.

#### DEAN INGRAM – ZONE CHANGE FOR SKYVIEW ESTATES

Dean is purchasing the property located on the northeast corner of Elk Ridge Drive and Salem Canal Road. The City has seen several concepts of this property with an R-15 subdivision but none of them have gone through with the project. Dean is asking for a zone change to R-12 because the lots layout better and there is a lot of offsite work that needs to be done such as bringing the sewer line from SR 198. He stated they plan to do the same product as they have done in Mt. Loafer Meadows and Orchard Farms Subdivisions.

Bruce said staff has been working with the Central Utah Water Conservancy District on coordinating improvements along Canal Road. This could affect the timing on Dean's project. Their plans are to make the intersection with Elk Ridge Drive much safer than it is currently. Dean stated he is planning to start the phasing on this project on the north so it will be easier to coordinate with the CUWCD. Bruce stated that the Development Review Committee recommended approval of this zone change request.

#### GARRETT SEELY – ZONE CHANGE REQUEST

A couple of months ago, Mr. Seely submitted a request to change the zone on the property located at 200 North and 200 East from R-10 to R-5 and it was denied. Now he is requesting a zone change from R-10 to R-8. It was stated that this is a good compromise. Neighbors were still concerned about the water but that issue will be resolved with the construction of the subdivision. This new concept also solves the

parking issues the neighbors were also concerned about. There were a couple of the neighbors who commented they did not object to this new proposal.

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

MOTION BY Kelly to recommend approval of Dean Ingram's request for a zone change on the Skyview Estates from R-15 to R-12. Seconded by Bob; Vote Affirmative, 5-0.

MOTION BY Kelly to recommend approval of Garrett Seely's request for a zone change on the property located at 200 North 200 East from R-10 to R-8. Seconded by Jon; Vote Affirmative, 5-0.

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

Planning & Zoning Commission meeting adjourned at 7:20 p.m.