

Minutes of the Salem City Planning & Zoning Commission meeting held on February 14, 2018 in the Council Chambers.

Meeting convened at 7:00 p.m.

Conducting: Jon Ward

PRESENT:	Kelly Peterson	Jon Ward
	Karen Weight	Bruce Ward, City Engineer
	Attorney Jason Sant	Becky Warner, Secretary
	Susan Palmer, Ridgepoint	Heath Johnston, Ridgepoint
	Shelli Johnston	Bill Pierce, WG Pierce Const.

APPROVAL OF MINUTES

MOTION BY Karen to approve the minutes of January 10, 2018 with correcting the date. Seconded by Kelly; Vote Affirmative, 3-0.

PUBLIC HEARING

MOTION BY Karen to open the public hearing. Seconded by Kelly; Vote Affirmative, 3-0.

ORDINANCE DEFINING BUILDING LINE

Bruce explained this ordinance was brought about because the City had a developer question how the building line was interpreted. This ordinance clearly defines where it is so there should be no confusion in the future. The Development Review Committee recommended approval of this ordinance.

MOTION BY Kelly to close the public hearing. Seconded by Karen; Vote Affirmative, 3-0.

MOTION BY Karen to approve the ordinance defining the building line in the zoning ordinance. Seconded by Kelly; Vote Affirmative, 3-0.

KMA ARCHITECTS – FAST GAS ADDITION SITE PLAN

Prior to the discussion, Kelly disclosed his father-in-law owns Fast Gas.

Fast Gas is planning to do a 24' x 22' addition to their existing building at 89 E. SR 198. They plan to move the commercial freezers into the addition and open a chicken business along with their existing grill. It meets all of the setback requirements and the zoning ordinance.

MOTION BY Karen to approve the site plan for the addition to Fast Gas. Seconded by Jon; Vote Affirmative, 3-0.

RIDGEPOINT MANAGEMENT – ARROWHEAD SPRINGS MASTER PLANNED DEVELOPMENT

Susan Palmer handed out an updated copy of the land plan which had a couple of changes from what was previously presented. They had met with Nebo School District and if a school is built on the property set aside for them, they might be willing to share parking, fields, etc. with the park. Ridgepoint has added a shared transitional space to the map. Also they have added storage and RV parking to use as a possible buffer between the new sewer plant and the residential part of this development. Currently storage units are not allowed in any zone except Industrial and they are not allowed that close

to residential areas. This is something that will need to be addressed. Kelly commented that they would need to look better than normal storage units to be in this area. Heath Johnston said he agreed they need something attractive to hide the sewer plant. He stated they moved the several story buildings away from that area so the upper floors were not looking at the facility. Karen said she did not like the exterior design in some of the pictures of cottages. Bruce pointed out the City can determine the architectural design in the project.

Karen stated she was concerned about the way the utilities were proposed to be run with a “jog” in them through some yards. Bruce explained they have talked to the property owners in the area and worked it out. All of the utilities will be run in the streets except by the proposed storage units. She also asked if there was enough water for a development of this size. Bruce said the City is in the process of working to get large amounts of water transferred into our area.

Bruce said there were a couple of things in the Development Agreement that they may take out for now such as hard lines on the street widths and on parking. It may be better to leave those items open for discussion at a later time. The Development Agreement can be amended as needed. He asked the Board to further review the plans and agreement so this can be on for an action item next month.

MOTION BY Karen to adjourn Planning & Zoning Commission meeting. Seconded by Kelly; Vote Affirmative, 3-0.

Planning & Zoning Commission meeting was adjourned at 7:50 p.m.