

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

Meeting Convened at 7:00 p.m.

Conducting: Jon Ward

PRESENT:	Kelly Peterson	Jon Ward
	Tina Fluehe	Robert Palfreyman
	Bruce Ward, City Engineer	Attorney Jason Sant
	Becky Warner, Secretary	Brady Young
	Brian Henrie	Heath Johnston
	Susan Palmer	Alaina Belk
	Keaton Reynolds	Juliet Chamberlain
	Kam Valgardson	Asher Valgardson

Jon welcomed everyone to the Planning & Zoning Commission meeting.

APPROVAL OF MINUTES

MOTION BY Kelly to approve the minutes of February 14, 2018. Seconded by Tina; Vote Affirmative, 4-0.

RIDGEPOINT MANAGEMENT – ARROWHEAD SPRINGS DEVELOPMENT AGREEMENT

Bruce stated this is a multi-year project and the development agreement was written to protect everyone's interests. The agreement will be amended as the development progresses. Bruce went over the changes that have been made over the past couple of weeks most of which were minor. One thing that was changed was the parking requirements for the stacked 55+ units; it was reduced to 2 spaces for each unit. The extra parking will be dispersed to other areas in the project. This group has planned for a lot of parking especially around the park.

Jon asked what the anticipated time of construction was. Heath Johnston said there is a lot of offsite work that needs to be done but they would like to be able to start before fall of this year. They plan to start with construction in the northwest corner of the project. It was noted the developer can proceed with the phases in an order that is not necessarily in numeric order.

MOTION BY Kelly to recommend to the City Council the approval of the Arrowhead Springs Development Agreement with the new changes. Seconded by Bob; Vote Affirmative, 4-0.

STORAGE UNIT ORDINANCE DISCUSSION

The City had a person approach them about building storage units on the southeast corner of Arrowhead Trail and 460 West. Our current ordinance requires storage units to be at least 1000 feet from residential, and Salem Park has approval to build condos adjacent to this property. This property has wetlands on it and has limited use so the owner has asked the City to look at removing the 1000 foot requirement. With some recommended changes from the property owner and some research, staff came up with some proposed conditions so the 1000 foot distance could be removed. Storage units will still only be allowed in an Industrial Zone with some restrictions. One of the conditions is all buildings must be made constructed of masonry material. Bob commented that could add to the cost of renting the units. The wall around the units should be masonry but maybe the units themselves could be metal. Bruce added that most of the new storage unit facilities are all masonry. It was discussed to possibly

change the 10 foot setback adjacent to a commercial or residential zone be changed to a use rather than a zone.

This ordinance will be on for a public hearing next month so Bruce encouraged the Board members to look at storage unit facilities and see if there are any other requirements they would like to add.

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

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