

Minutes of the Salem City Planning & Zoning Commission meeting held on May 8, 2019 in the Council Chambers.

Meeting convened at 7:05 p.m.

Conducting: Kelly Peterson

PRESENT:	Kelly Peterson	Robert Palfreyman
	Karen Weight	Doug Johnson
	Bruce Ward, City Engineer	Becky Warner, Secretary
	John Dester	Julie Smith
	Tyler Roberts	Brandon Mills
	William Burk	Christy Lowe
	Ryan Johnson	Israel Patterson
	Brant Tuttle	Cindy Eslinger

Kelly welcomed everyone to the Planning & Zoning Commission meeting.

APPROVAL OF MINUTES

MOTION BY Karen to approve the minutes of April 10, 2019. Seconded by Bob; Vote Affirmative, 4-0.

PUBLIC HEARING

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

C-2 TEXT AMENDMENT

Last month the Planning Commission approved a site plan for a business in the C-2 Zone that wanted to have a drive thru window. The ordinance currently prohibits any business in that zone from having a drive thru, however, several existing businesses in that zone have them. This proposed text amendment eliminates that requirement, bringing current businesses into compliance.

MOTION BY Karen to close the public hearing. Seconded by Bob; Vote Affirmative, 4-0.

MOTION BY Karen to approve the text amendment to the C-2 zone deleting the sentence of “no drive thru windows”. Seconded by Bob; Vote Affirmative, 4-0.

ISRAEL PATTERSON – PRELIMINARY APPROVAL SALEM SPRINGS

Bruce explained the location of this project and stated it was rezoned to R-8 several months ago. There is a single family portion and a commercial part. There are 102 units with twinhomes scattered throughout the project. The twinhomes are at least 150 feet apart as required by the ordinance. The roads and utilities all meet the requirements. The Development Review Committee requested that the park be dedicated to the City with the first phase of the development. The City will develop the park but Patterson’s will put in the storm drainage infrastructure for the retention basin. Karen asked what kind of fence was going to be put around the park especially along Arrowhead Trail. That will be determined when the park is developed. When the commercial parcel is developed, there will be a vision barrier fence required between the residential and commercial areas. Backyard fences along the roadways were discussed. Israel stated it would be up to the individual homeowners to install their fences. There was a concern about everyone putting up different types of fence and not having any uniformity. Several suggestions were made such as putting a required type in the CC & R’s and time limit to install it and

charging a bond with each building permit and not releasing it until the fence is installed. Israel stated they would work something out regarding the fencing. They will also be responsible to bond for 50% of Alan Curtis' improvements. He and Ryan Johnson are working together on the improvements along 460 West.

MOTION BY Bob to approve the preliminary plat for Salem Spring subdivision located at 670 W 1500 N with the provision the fencing along 770 West, 1500 North and Arrowhead Trail are bonded for or guaranteed. Seconded by Karen; Vote Affirmative, 4-0.

RYAN JOHNSON – PRELIMINARY PLAT APPROVAL FOR RASPBERRY FIELDS

Doug stated that he is Ryan's father and left the meeting. Bruce reminded the Board members they must vote unanimously on an item because there were only 3 members left.

Bruce stated this property was recently re-zoned R-12 and this development is only the west half of the property. With the cooperation of the three landowners, they were able to line up the roads and make the lots a more normal size. They are compliant with all of the construction and development standards and all of the utilities will loop through the other developments. The DRC had required that the dead end SESD line along Canal Road be removed and that the development is connected to all Salem City utilities including the existing Cornaby house. There is a main SESD power line that runs along the west edge of this project and it will remain.

MOTION BY Kelly to recommend approval of the Raspberry Fields preliminary plat located at 671 W. Canal Road subject to meeting any engineering red line corrections and with the DRC recommendations. Seconded by Bob; Vote Affirmative, 3-0.

RYAN JOHNSON – PRELIMINARY PLAT FOR THE ROOFTOPS

Bruce reminded the Board that this property was recently re-zoned all R-5 and Ryan has agreed to comply with the new ordinance regarding this zone. This is a townhome project and will have a fence around the development except for along 460 West. This project will have a pavilion, walking path, and a pickleball court with a basketball standard. Ryan and Matt Marziale have met regarding the playground equipment and will work that out. There will be two playground areas. The retention basins will be built into the park areas. The utilities will be public but the roads will be private and maintained by the HOA. Karen asked where they planned to put the snow from the private roads. Ryan stated they may need to change some of the areas so there is a place to deposit it. There was a discussion about the exterior of the buildings. They plan to use a combo of brick, hardi-board, and stone. The exhibit they presented showed all of the units looking alike and Karen commented the style doesn't look like Salem. The Board agreed variation in the units would be better. Bruce stated the DRC recommended on parking on 460 West, the "public utility easements" need to be changed to "municipal utility easements", and bond for 50% of Alan Curtis' improvements along 460 West.

MOTION BY Karen to approve the preliminary plat for The Rooftops with the recommendation they use different types of exterior material to create a varied look, with DRC recommendations and with the approval of the Development Agreement. Seconded by Bob; Vote Affirmative, 3-0.

Doug returned to the meeting.

SALEM PARK PRELIMINARY PLAT REVISION

Townhomes:

John Dester, with Georgetown Development, is purchasing the townhome portion of the Salem Park Master Plan Development, and he is proposing changes to the layout and the elevations of the buildings. With the new layout, they have the same number of units but they have added open space with playgrounds, a pavilion, pergola, and a gazebo. Each unit will be larger than originally proposed and will have their own private fenced backyard. John has met with Matt on the playgrounds and the other outdoor amenities. They will coordinate the design with the condos so everything matches.

Patio Homes:

Tyler Roberts stated that Richmond American Homes will be building the patio homes. Now that we know who is actually building the houses, they have exact exhibits to present. When Richmond met with the DRC, they explained they had levels of houses from A – F; A being the least expensive. The DRC told them the City doesn't want any "A" houses and to use C-f. Richmond has submitted four different elevations for each floor plan they are offering. They have their own rules about the same style of house being built next to each other. The City will take over the parks and trails when they are completed.

Clubhouse:

The clubhouse has been modified since the original exhibit. They have eliminated the swimming pool but there will be a theater room, an exercise room, a kitchen, and covered patios on both ends. This will be for residents only. In addition, they are installing playgrounds, pickleball courts with a basketball standard and possibly volleyball stands.

Condos:

The condos have at least 1 covered parking space per unit but it is not under the buildings. They will be coordinated with the townhomes to use the same earth tone color schemes. The playground exhibit they have submitted is not made by one of the City's pre-approved manufacturers and they have not provided any specs so it can be determined whether or not it will be of equal quality.

Tyler stated the proposed changes in the design plan is to clarify what was intended and bring the existing homes into compliance. All of the new exhibits will need to be incorporated into the development agreement. Bruce stated they needed to have a draft of the development agreement amendments ready for City Council meeting.

MOTION BY Karen to approve the revisions to the Salem Park preliminary plat agreement as presented with the recommendation that all playground equipment be approved by Matt Marziale, Recreation Director, with the DRC recommendations, and with the amendments to the Development Agreement being finalized. Seconded by Bob; Vote Affirmative, 4-0.

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

Planning & Zoning Commission meeting was adjourned at 8:45 p.m.