

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

Meeting convened at 7:00 p.m.

Conducting: Jon Ward

PRESENT:	Kelly Peterson	Jon Ward
	Robert Palfreyman	Bruce Ward, City Engineer
	Attorney Jason Sant	Becky Warner, Secretary
	Bill Burk	Brent Warren
	Steve Farley	Syrie Farley

#### APPROVAL OF MINUTES

MOTION BY Kelly to approve the minutes of October 10, 2018. Seconded by Bob; Vote Affirmative, 3-0.

#### PUBLIC HEARING

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

The first item was for a zone change for Patterson's Elite Builders but they pulled their application and will re-submit it for next month.

#### KURT CHRISTENSEN – PROPERTY ZONE DESIGNATION

A couple of months ago, Spanish Fork & Salem City signed a boundary line agreement to put Kurt & Janie Christensen's property located at 84 W. Arrowhead Trail into Salem City limits. At the time the agreement was signed, the zoning of this property was not designated. The owner has asked for I-1 because it is next to Olson's Greenhouses and across the street from Circle V Meat. There is a house located on this property but it will be a legal non-conforming use.

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

MOTION BY Kelly to recommend designating the zone on the property located 84 W. Arrowhead Trail as I-1 per the owner's request. Seconded by Bob; Vote Affirmative, 3-0.

#### DEAN INGRAM – SALEM RIDGE PRELIMINARY PLAT

Bruce explained a couple of months ago the City approved a zone change on the property located at 850 East Canal Road from R-15 to R-5 with a development agreement for a 55 and older community. He said with the construction of this development, 80 South will be closed at Woodland Hills Drive and the intersection at Canal Road and Woodland Hills Drive will be straightened out. There will be a masonry wall along Woodland Hills Drive to match what is already in place but the other fencing material has yet to be determined. The canal will be repaired and a 10-foot trail will be on top of it. Part of this project is to put curb & gutter in front of the existing house as well as a privacy fence. This project includes 30 units plus the existing house located at 818 E. 80 S.

Brent Warren, who owns the property west of this project, asked about the drainage from this project. They must maintain the storm water on their property. Brent would also like a masonry fence along his property because he still farms the field. That is something Brent and the developer will need to work out.

Bruce stated this project meets the R-5 zone standards.

MOTION BY Bob to approve the preliminary plat for Salem Ridge 55 and older development. Seconded by Kelly; Vote Affirmative, 3-0.

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

Planning & Zoning Commission meeting adjourned at 7:35 p.m.