

Minutes of the Salem City Planning & Zoning Commission meeting held on February 8, 2017 in the Council Chambers.

Meeting convened at 7:00 p.m.

Conducting: Reid Nelson

PRESENT:	Tina Fluehe	Seth Sorensen
	Reid Nelson	Karen Weight
	Robert Palfreyman	Jason Sant
	Bruce Ward, City Engineer	Becky Warner, Secretary
	Earl Davis	Chet Thomas
	Paul Trotter	Margo Trotter
	Kris Cole	Marla Hughes
	David Hughes	Laura Ann Olsen-Barney
	Duane Barney	Brandon Mills
	David Butler	Kristine Butler

APPROVAL OF MINUTES

MOTION BY Seth to approve the minutes of December 7, 2016. Seconded by Bob; Vote Affirmative, 5-0.

NEW CHAIRPERSON

Shelley Hendrickson, who has been the chairperson of the Planning & Zoning Commission, has reached the end of her term so she needs to be replaced. Jason said he was instructed to have the Commission vote on a new chairperson.

MOTION BY Seth to appoint Reid Nelson as the new chairperson. Seconded by Tina; Vote Affirmative 4-0.

PUBLIC HEARING

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

EARL DAVIS – ZONE CHANGE

Bruce explained the Davis family has approximately 20 acres of property on Woodland Hills 1280 South which is currently zoned A-1 and he would like to change it to R-15 so they can develop it. The R-15 zone meets the General Plan requirements.

Margo Trotter stated it was her understanding that east of Woodland Hills Drive was Utah County's responsibility and there had been a moratorium on building for several years. Bruce said Woodland Hills Drive is still a county road but this property east of it is in Salem City limits and there is not a moratorium on building. Earl stated it has always been their intention to develop this property and that is why they annexed into Salem City. Bruce explained that for many years it was thought a main sewer trunk line would need to be run down Woodland Hills Drive and west to the sewer treatment plant before any development could take place on the east side. Recently we had a sewer modeling report done and that is not the case; our sewer plant has enough capacity to handle this development and more.

Laura Ann Olsen-Barney, who owns the property directly south of this parcel, supports the zone change. She feels it will increase the property values in the area.

Kris Cole feels that everything on the east side of Woodland Hills Drive should remain 5 acre parcels to build. He lives along Woodland Hills Drive and it is extremely busy and difficult to get out of his driveway because of the traffic.

David Hughes, who also owns property adjacent to this parcel, is not in favor of the zone change. He bought his property so he wouldn't have a lot of houses by him and building houses here would block his view. He doesn't want the City would require him to hook onto the utilities if they were that close to his property.

Kristine Butler, who live across Woodland Hills Drive, stated she was in favor of this zone change and also felt it would improve property values in this area.

Jason stated that tonight is just for the zone change not for development issues. Earl will still need to submit a preliminary plat that will include all of the utilities and where they are located.

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

Reid asked for comments from the Board.

Seth stated he acknowledged the different viewpoints expressed tonight but denying the zone change wouldn't allow them to do what they want with their property. This does meet the General Plan requirements and there is utility capacity for this development.

Tina said she thinks this town is getting too big and doesn't necessarily agree the property values will go up with this development. She does agree they should be able to develop their property if they choose to.

MOTION BY Seth to approve the request from Earl Davis for a zone change on approximately 20 acres of property located at 1280 South and Woodland Hills Drive from A-1 to R-15. Seconded by Bob; Vote Affirmative 3-2 (Tina-Nay; Seth-Aye; Bob-Aye; Reid-Aye; Karen-Nay)

JOHN DESTER – CENTRAL PARK DISCUSSION

Brandon Mills was representing Georgetown Development at this meeting. Bruce explained Georgetown Development is building the townhomes by Stokes Market and when plat B was recorded it included the live/work units along 250 East. The development agreement states that one live/work building will be done with the next 3 phases, however, there has not been a lot of interest in these units and the townhomes are selling very well. They are proposing the commercial property be taken off of plat B and become its own plat.

Bob said they should stick with what they originally proposed. Reid added the live/work units were a main selling point for this project and what if they never gets built.

Bruce explained they are not getting out of developing the commercial property; they will still need to install the utilities and road improvements to 750 North. By recording the commercial property as a separate plat, it opens the property up to be redesigned and possibly get rid of the live/work units and

just do commercial. The Development Review Committee felt like it would be better to have an empty developed commercial parcel instead of empty buildings. The Board felt like this was a better option as long as all the infrastructure gets installed. This will still require the Development Agreement to be amended which is a City Council decision.

GENERAL PLAN AMENDMENT

Bruce explained the Council would like Planning & Zoning to review the density designations in the General Plan. Also, if they could review the entire General Plan and we can discuss it at next month's meeting. Another thing the Council would like them to consider is 55 & older developments. Do we want to allow them anywhere? Do an overlay zone? Control with development agreements? This will also be discussed at next month's meeting.

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

Planning & Zoning Commission meeting adjourned at 8:40 p.m.