

Minutes of the Salem City Planning & Zoning Commission meeting held on April 12, 2017 in the Council Chambers.

Meeting convened at 7:00 p.m.

Conducting: Seth Sorensen

PRESENT:	Tina Fluhue	Seth Sorensen
	Jon Ward	Robert Palfreyman
	Attorney Jason Sant	Bruce Ward, City Engineer
	Becky Warner, Secretary	Mayor Randy Brailsford
	Clair Christensen	Lew Christensen
	Howard Chuntz	William Burk
	Patricia Burk	Shaun DeVore
	Dustin Hugley	Boyd Warren
	Diana Ballard	Larry Ballard
	Dan McLoy	Mitchell Peterson
	Cole Ballard	

#### APPROVAL OF MINUTES

MOTION BY Bob to approve the minutes of March 8, 2017. Seconded by Tina; Vote Affirmative, 4-0.

The first item of business was to elect a new chair

MOTION BY Jon to nominate Seth to be the new Planning & Zoning Chairman. Seconded by Tina; Vote Affirmative 3-0.

#### PUBLIC HEARING

MOTION BY Tina to open the Public Hearing. Seconded by Jon; Vote Affirmative, 4-0.

#### ORDINANCE AMENDING THE WATER TRANSFER REQUIREMENTS

Bruce explained the City requires water to be given at the time of development and this ordinance restricts the type of water will be accepted for the non-culinary requirement. This is Strawberry Water, Salem Pond Co., and water from any canal company which draw their water from the Spanish Fork River and underground water within the Mt. Nebo Water Agency boundaries.

There was no public comment.

MOTION BY Tina to close the Public Hearing. Seconded by Bob; Vote Affirmative, 4-0.

MOTION BY Jon to approve the Ordinance Amending the Water Transfer Requirements of the Salem City Municipal Code. Seconded by Bob; Vote Affirmative, 4-0.

#### HOWARD CHUNTZ – PRELIMINARY PLAT APPROVAL

Howard Chuntz has purchased the property located at 557 N. Main Street and would like to divide it into 3 parcels. The existing house will be left on 2 acres of property and there will be a half acre parcel to the south; this will be phase 1. Mr. Chuntz stated the remaining lot will remain open space as long as he owns it. Bruce said the lots meet all of the requirements of the R-15 zone and as part of the

improvements, Howard will be putting in a 10-foot trail. Since he is only required to install a 5-foot sidewalk, the City will participate with him and pay for the additional 5 feet.

Lew Christensen voiced his concern about the water going to his property. This issue has nothing to do with the preliminary plat and the City will get with Lew and try to resolve any problems.

MOTION BY Tina to approve the Preliminary Plat for Salem Main Street Subdivision. Seconded by Jon; Vote Affirmative, 4-0.

#### BIG D HOLDINGS – PRELIMINARY PLAT APPROVAL

Bruce explained this subdivision is the triangle piece of property between 80 South and Canal Road at Woodland Hills Drive. This intersection has been a safety concern for many years and with this development, 80 South will be closed off. This is not something the developer asked for to get an additional lot but it is a resolution to a problem. This subdivision meets the requirements in the R-15 zone. Per an agreement with the Salem Canal Company, the pipe has been removed from the canal and Mr. Hugley will replace it with a cement box ditch. The City has met with the Canal Company and have agreed on a standard that will be used along the canal from now on. There is a small corner piece of property along the canal that does not belong to anyone. The County does not want it, so when this plat is recorded, the property will be deeded to the City.

Boyd Warren expressed his concern about the canal being ready in time to get water to the farmers. He also questioned allowing another road to be put across the canal. Mr. Warren also asked why no green space was required with this development. Bruce explained that green space is not required with every subdivision but that will be addressed in the General Plan updates.

Larry Ballard, who lives on Canal Road, agreed this intersection has been a safety concern for a long time and this is a good resolution. He recommended the City install a flashing speed sign along Canal Road because people drive way too fast past his house. Diana Ballard suggested the sign be placed for eastbound traffic because that seems to be worse.

Kyle Roberts, whose property is surrounded by this development, doesn't want this development at all because he and several of the neighbors to the west have experienced flooding this spring and he feels it will worsen with the development.

MOTION BY Tina to approve the preliminary plat of Salem Ridge Subdivision located at 850 East 80 South. Seconded by Jon; Vote Affirmative, 4-0.

Tyler Roberts' townhome amendment was cancelled earlier this afternoon.

#### GENERAL PLAN DISCUSSION

During work session, Mayor Brailsford went over a few items that were discussed in a Salem City Director's meeting a few weeks ago. This discussion was a continuation of work session. The Directors are in favor of lowering the zoning densities. They recommended changing them to low: 1-2 units per acre; medium: 3-4 units per acre; and high: 4-6 units per acre but can earn bonus densities up to 9 units per acre with certain amenities.

Open space: The City is always looking for open space but the Directors are leaning more towards regional parks and not small neighborhood parks in each subdivision.

55 Year and Older: They talked about not restricting the area these development are in but requiring a Development Agreement so the City could more closely monitor when the amenities are installed.

Bruce said if this Board was ok with those recommendations, the staff would start working on these amendments to the General Plan. It was suggested that staff also add some requirements for trails and to eliminate the R-30 Zone and create an R-20 Zone.

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

Planning & Zoning Commission meeting adjourned at 8:35 p.m.