

Minutes of the Salem City Planning & Zoning Commission meeting held on May 11, 2016 in the Council Chambers.

Meeting convened at 7:00 p.m.

Conducting: Shelley Hendrickson

PRESENT:	Reid Nelson	Seth Sorensen
	Robert Palfreyman	Shelley Hendrickson
	Bruce Ward, Forsgren Engineering	Becky Warner, Secretary
	Mayor Randy Brailsford	Councilperson Soren Christensen
	Councilperson Cristy Simons	Matt Marziale
	Matt Evans	Trenton Frazer
	Daniel Wright, PRI	Michael Hathorne, PRI
	Joanna Ganning, U of U	Katherine Daly, U of U
	Jacob Anderson	Amy Robinson

APPROVAL OF MINUTES

MOTION BY Seth to approve the minutes of April 13, 2016. Seconded by Bob; Vote Affirmative, 4-0.

PUBLIC HEARING

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

MATT EVANS – ZONE CHANGE

Matt explained that he was representing Trent Frazer who has purchased the property located at 1076 N. and 1086 N. SR 198. They want to make this property into a legal twin home which requires a zone change because twin homes are not allowed in the R-15 zone.

This property was in Salem City limits when the twin home was built and the city did issue the building permit so Shelley stated she would not support the spot zone of R-10. She suggested that it be changed to a mixed use zone which is conducive to the city's General Plan. Also, Mr. Frazer will need to either purchase the property to the south or have a boundary line agreement with Laura Kay's Nursery to have enough property to make a legal twin home.

Bob stated that he is concerned that we would be setting a precedence for other duplexes in town wanting to do the same thing. The fact that they don't own all of the property and the parking situation were also a concern to him. In order for this to be a legal twin home, it must meet certain construction requirements. Dave Johnson, the City Building Inspector, will need to do an inspection to make sure it does.

Bruce explained that there will be an easement along the west end of the property so the north unit will have access to it. There was a discussion on the parking at this building. Most of the problem has been because it has illegally used as a 4-plex instead of a twin home. After reading the city's requirements for the twin home parking, it was determined that they do have what is required. There was also a discussion about whether this would be conforming if it was changed to the mixed use zone because there is no commercial element on this property. The nursery to the south does not count because that property is not being re-zoned. Shelley had checked with legal counsel and was told it would be.

Shelley asked if there were any comments from the public. There were none.

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

MOTION BY Bob to deny the zone change and leave it as it is. There was no second so motion died.

MOTION BY Seth to approve the zone change from R-15 to R-10. There was no second so motion died.

MOTION BY Shelley to approve the zone change from R-15 to Mixed Use subject to meeting all of the recommendations of the DRC. Seconded by Seth; Vote Affirmative 3-1 (Bob voted nay)

MATT MARZIALE – CONDITIONAL USE FOR ANIMALS

Shelley explained the legislature has changed the process for obtaining a conditional use and it no longer requires a public hearing.

Matt said he bought the property located at 614 S. 750 E. to put animals on because it was close to his house. Currently he has 4 animals on it even though it only meets the size requirements for one animal. Matt has a lease agreement with Dennis Jensen, who owns the property to the west, so that he can meet the requirements of the conditional use. There is a gate between the two properties and it must be opened if Matt has more than one cow. Currently Dennis has sheep in his pasture and the number of animals allowed will be a combination of his and Matt's animals. Dennis' property was annexed into the city with animal rights so he can get the benefit of the larger number of animals allowed on his property. Matt has one cow with a calf and there was discussion as to whether or not that was to be considered one animal or two. Bob stated the Government consider them one animal until the babies are weaned. Our ordinance needs to be clarified as to how the city wants to consider them. It was determined that between the two properties, there could be 11 mature animals. It was suggested that Matt move his feeding troughs into Dennis' pasture so all of the animals did not try to fit on the smaller lot to eat. It was also suggested he clean up his current lot. The conditional use permit is to protect the neighbors also.

MOTION BY Seth to approve a conditional use permit for Matt Marziale at 614 S. 750 E. for 11 mature animals between his and Dennis Jensen's property and as part of that, the city addresses the issue of juvenile animals. Seconded by Bob; Vote Affirmative, 4-0.

DANIEL WRIGHT, PRI – ECONOMIC IMPACT STUDY

The LDS Church owns approximately 101 acres of property at approximately 700 North Main Street and the Property Reserve, Inc. division, in conjunction with Salem City, had an economic impact study done to see how the development of their property could benefit the city. Mr. Wright turned the time of Joanna Ganning from the University of Utah who did the study. After the presentation, Mayor Brailsford said he would like this Board and the City Council to review this study and write down any questions they might have. In a few weeks, a joint work session will be held to see how to best implement these findings into the City's zoning and Master Plan.

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

Planning & Zoning Commission meeting was adjourned at 8:25 p.m.