

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

Meeting convened at 7:00 p.m.
Conducting: Seth Sorensen

PRESENT:	Seth Sorensen	Jon Ward
	Karen Weight	Attorney Jason Sant
	Bruce Ward, City Engineer	Becky Warner, Secretary
	George Rasband	Clifford Corless
	Cosette Corless	Ben Burk
	Patricia Burk	Bill Burk
	Marilyn Steed	Raul Carson
	Tara Davis	Janice Carson
	Collette Johnson	Natalie Hutchinson
	Dave Priest	DeVere Anderson
	Jeff Anderson	Steve Clyde
	Rodney Hall	Ralph Harward
	Nolen Mendenhall	Vic Arnold
	Chris Brockbank	

APPROVAL OF MINUTES

MOTION BY Jon to approve the minutes of June 14, 2017. Seconded by Seth; Vote Affirmative, 3-0.

PUBLIC HEARING

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

1. SENIOR OVERLAY ZONE

Bruce explained the City has had several requests for senior housing developments and we didn't have anything that really addressed the different needs of these developments. With this ordinance, senior housing will be allowed in the R-5, R-8, R-10, and R-12 zones. It was commented that it should also be allowed in the R-15 zone. A Development Agreement will need to be submitted in conjunction with the zone change request. Bruce stated the items in the ordinance are guidelines which will allow flexibility with each development.

Ben Burk: If these are just guidelines, is it possible for the developer's to get around the rules. He was told that is why a Development Agreement is required.

Pat Burk: These developments don't stay 55 and older. The residents die and then their kids own the units. Before long, young families are moving in and it's not for seniors anymore. Jason said that is what the restrictive covenants are for and the HOA is supposed to enforce. He stated the kids can own the units but are not allowed to occupy them.

Bill Burk: Why is this allowed in any zone?
It is allowed in residential zones only.

The City sent out a survey asking citizen's opinions on high density housing developments and the majority of the people who responded were against them. Why did the City do the survey if they weren't going to pay any attention to what the citizens say?

Vic Arnold: He asked the City consider changing the requirement for a landscape architect to "landscape installer". He stated they are typically more helpful with planting & irrigation issues than an architect. It was suggested it be changed to "landscape professional".

He also wanted it changed so the amenities are required after a certain percentage of each phase is completed so it doesn't put such a financial burden on the developer.

2. VIC ARNOLD – PETERSON ESTATES ZONE CHANGE

This request is for the property located at approximately 1300 N. 800 East. They are asking for a General Plan Amendment from regional commercial, medium density and mixed use to medium density residential and a zone change from R-15 to R-5 and C-1 with the overlay for Senior Housing. Vic explained this will be an active adult community with a HOA. They plan to build 15 buildings, with 4 units in each building, and the club house in the first phase. The swimming pool and walking trail will be built with the next phase. Vic stated this is a high end development and the price point is where it won't become a low income area. Each unit will be at least 1400 square foot ramblers with basements, 2 car garages and 2 off street parking spaces. They have not gotten the easements to run the sewer line but they have met with UDOT about the access onto the highway.

Bruce explained the Development Review Committee recommended denying the zone change to R-5 and move forward with the Senior Overlay Zone.

George Rasband said that public safety is a big concern with this project; that much traffic onto the highway is not feasible. When the Hare Krishna's have the color festival, there is no way to get an ambulance in there; they need to have more accesses.

Vic Arnold stated UDOT will be requiring a deceleration lane when they do the improvements.

Bill Burk said he lives on the highway and there are times he can't get out of his driveway.

Steve Clyde stated that something needs to be done with the irrigation in this area.

Bruce said all of that will be addressed with the preliminary plats; size of lines, location, water retention etc.

Cliff Corless stated the water table in this area is very high and they better do some testing before they put in basements. This is still an agricultural area and most of the neighbors still have animals.

3. CHET THOMAS – SALEM MEADOWS ZONE CHANGE

This property is located at approximately 1500 South Loafer Canyon Road and they are requesting a General Plan Amendment from low density residential to medium density residential and a zone change from R-15 to R-5 with the overlay for Senior Housing. This is about 20 acres and the units will be single dwellings with all open space being maintained by the HOA. For their amenities they are planning a park with a pavilion, walking trails and possibly areas for horseshoes, pickle ball etc.

Bruce stated the property is currently zoned R-15 and they are requesting R-5 but DRC recommended the zone change request be denied. He went on to explain the narrow road and the one lane bridge over the Highline Canal are a very big issue with this project. DRC recommended a new bridge and a road at 250 West; part of the cost can be reimbursed through impact fees. The City does not own the property for the road right of way and the developer would need to work with the land owners to get a right of way.

Raul Carson stated they are the land owners and they are not interested in selling or allowing access through their property at this time. Karen wanted everyone to know that the City did not want to condemn the property for a right of way.

Bruce went on to explain that Staff members don't feel that any more traffic should be put onto Loafer Canyon Road and 100 East through Orchard Farms Subdivision is not a functioning road.

George Rasband said he heard there was going to be another 55 year and older development by the Revere Medical Center and wondered how many of these we need in town.

4. JEFF ANDERSON – CHRISTENSEN PROPERTY ZONE CHANGE

This zone change request is on approximately 75 acres of property owned by the Wallace Christensen Family located at 11200 South and Woodland Hills Dr. They would like to change it from A-1 to R-15. R-15 is appropriate for this area because most of the property around it is already zone that.

Jeff Anderson stated the owners want to maintain the southwest corner of the property and because of the slope of the land, it will need to be developed in two sections.

The Development Review Committee recommended approval of this zone change.

Kristine Butler, who owns the northeast corner of property next to this proposed zone change asked how soon they were planning to start development and where they would start. Jeff said they would like to start as soon as they get approval and would probably develop the north portion of the project first and work towards the south. She then asked if it would be gated or fenced. UDOT will require something along Woodland Hills Drive and 11200 South so they will most likely continue that around the entire development. Kristine asked if her property could be included in this zone change. It will not affect the Anderson project and just makes sense to include it.

Chris Brockbank asked if the County was going to widen Woodland Hills Drive. This is going to put a lot of extra traffic onto that road and it is already busy. That will need to be a County decision.

Becky Provostgaard, who lives along 750 East but is in Woodland Hills, is also concerned about how narrow their road is with the additional traffic. The Andersons will need to make the roads comply with the Salem City Development & Construction Standards but the roads will be discussed with the preliminary plat. She also wondered why the R-15 zone was not required to have any open space. Seth explained that small neighborhood parks are not a good thing for the City, we need much larger areas for parks.

Jeff was asked if they would build the homes themselves or sell the lots. He said they would build improved lots but not the homes.

MOTION BY Jon to close the Public Hearing. Seconded by Karen; Vote Affirmative, 3-0.

Karen asked members of the Wally Christensen family if they were ok with the proposal for their property and they indicated they were.

SENIOR OVERLAY ZONE

There were several comments and concerns about the Senior Overlay Zone so Jason was asked to get those changes to Junior and have a revised copy to vote on next month.

MOTION BY Jon to table the Ordinance on the Senior Overlay Zone until next month because of the changes and there were only 3 Board members present to vote on it. Seconded by Seth; Vote Affirmative, 3-0.

PETERSON ESTATES

MOTION BY Jon to table this item until next month and proceed with the Senior Overlay Zone. Seconded by Karen; Vote Affirmative, 3-0.

CHET THOMAS

MOTION BY Jon to table this item until next month for the same reason. Seconded by Karen; Vote Affirmative, 3-0.

JEFF ANDERSON

MOTION BY Jon to recommend approval of the zone change from A-1 to R-15 and include the northeast corner as well. Seconded by Seth; Vote Affirmative, 3-0.

RIDGEPOINT – BEARNSON PROPERTY CONCEPT

This concept is for approximately 220 acres of property located in the northwest part of the city boundaries by I-15. They plan to do sections with single family homes, townhomes, senior living, condos, mixed use and a 55 acre park. There is also property set aside for a school. They explained the park would be put in with the first phase. The whole project will probably take 10-15 years to complete. In order to get commercial growth along the freeway exit, we need to have housetops and this development would help with that. The different densities were discussed as well as additional parking around the park.

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

Planning & Zoning Commission meeting was adjourned at 9:45 p.m.