

Minutes of the Salem City Planning & Zoning Commission meeting held on August 9, 2017 in the Council Chambers.

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

PRESENT:	Seth Sorensen	Jon Ward
	Karen Weight	Robert Palfreyman
	Attorney Jason Sant	Bruce Ward, City Engineer
	Becky Warner, Secretary	George Rasband
	Ben Burk	Bill Burk
	Warren Peterson	Vic Arnold
	Brady Roundy	Tiffany Roundy
	Garrett Jones	Natalie Wiscombe
	Chet Thomas	Karl Rasmussen

APPROVAL OF MINUTES

MOTION BY Karen to approve the minutes of July 12, 2017. Seconded by Jon; Vote Affirmative 3-0.

PUBLIC HEARING

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

BRENT BLUTH / SELF HELP HOMES – ZONE CHANGE

Mr. Bluth explained that a couple of months ago they received a zone change on the property they own just north of Stokes Fresh Market. At that time, they planned to have an access onto the highway through the existing dairy; in the meantime, the property to the south of that became available which would allow them to have an access plus two large commercial parcels. In order to square up the residential project, about 1.5 acres need to be changed from C-1 to R-12. UDOT likes the location of this access better than the first proposal. Bruce explained the access roads would be fully improved per City standards plus whatever UDOT requires.

Ben Burk asked about the Self-Help program. Mr. Bluth explained they help people build their own houses and they do need to qualify financial to participate.

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

MOTION BY Jon to recommend approval of approximately 1.5 acres of property for the Self-Help Homes from C-1 to R-12. Seconded by Karen; Vote Affirmative, 3-0.

ORDINANCE CREATING AN OVERLAY ZONE FOR SENIOR HOUSING

This item was tabled from last month. Since then, this Board and the City Council have met and discussed this proposed ordinance. Bruce went through the recommended changes to make sure the Board was ok with them. There had still be some discussion on whether or not to limit the number of Senior Housing developments allowed in town.

Bob arrived at the meeting and he was asked if he had any other changes he thought should be made. He was good with the changes.

MOTION BY Jon to approve the Ordinance creating an overlay zone for Senior Housing with the proposed changes. Seconded by Karen; Vote Affirmative, 4-0.

VIC ARNOLD – PETERSON ESTATES

This item was also tabled from last month because of the overlay zone. This is for the property located at 1300 North 800 East. They are asking for a General Plan amendment from Regional Commercial to Medium Density and a zone change from R-15 to C-1 and R-5. Bruce stated that the City Staff was ok with the zone change to C-1 but not the R-5, they preferred to apply the overlay zone for Senior Housing. There was a question as to why the General Plan put regional commercial in this area. At the time the General Plan was done, it seemed like a good location but that is no longer the case.

Karen stated she does not have a problem with the project if the surrounding property owners are ok with it, but if it interferes with their future plans, then she is concerned about it.

It was pointed out this property is already zoned R-15 and any development that meets those requirements could be developed. The overlay zone gives the city more control over what is built.

Vic said they have considered the neighbors with this development by choosing to go with single story buildings instead of multi-stories. The senior developments tend to have less traffic because it encourages ride sharing with neighbors and there are not as many drivers per house as there is with a regular subdivision.

MOTION BY Seth to recommend approval of the General Plan amendment from Regional Commercial to Medium Density. Seconded by Jon; Vote Affirmative, 4-0.

MOTION BY Jon to deny the zone change to R-5 but permit the C-1 zone change on the 2.27 acres as proposed. Seconded by Bob; Vote Affirmative, 4-0.

MOTION BY Jon to recommend the Senior Overlay Zone on the R-15 as proposed. Seconded by Bob; Vote Affirmative, 4-0.

CHET THOMAS – ZONE CHANGE

This is another request for a zone change for a 55 and Older development located at approximately 1500 South Loafer Canyon Road. Bruce explained that Staff recommended the zone change to R-5 be denied and proceed with the overlay zone providing the issue with the bridge over the Highline Canal can be resolved. The City prefers a new road installed at 250 West and build a new bridge at that location. In order to do that, the developers would need to have a right-of-way through the Reo Carson Family's property and they are not interested in selling or giving an easement.

Karl Rasmussen showed a power point presentation on how they proposed to widen the existing bridge and Loafer Canyon Road. The City had met with the Bureau of Reclamation and they are willing to work with whatever the City thinks is best. Brad James, Public Safety Director, doesn't like the idea of re-doing the existing bridge because of its location. The bend in the road by the bridge just is not safe.

The Board did not have a problem with this development if they can resolve the bridge issue and get all of the infrastructure to the project.

MOTION BY Jon to deny the zone change from R-15 to R-5. Seconded by Seth; Vote Affirmative, 4-0.

MOTION BY Jon to recommend approving the Overlay Zone for Senior Housing based on widening the existing bridge over the Highline Canal and widening Loafer Canyon Road. Seconded by Bob; Vote 2-2 (Seth, Nay; Jon, Aye, Karen, Nay; Bob, Aye) Motion died.

MOTION BY Jon to approve the General Plan from low density residential to medium density residential. Seconded by Bob; Vote Affirmative, 4-0.

CASEY CLOWARD – PLAT AMENDMENT TO COMBINE 2 LOTS

Casey owns lots #25 & #26 in the Harvest Ridge subdivision. He wants to build his house in the middle of these two lots so he needs to combine them into one lot. By doing this, he eliminates the property line and utility easement between the 2 lots. He will need to choose which set of utilities he is going to use and cap off the other set. He will also be responsible to pay for the relocation of any utilities.

MOTION BY Jon to approve for Casey Cloward to approve the plat amendment of Harvest Ridge Plat A by combining lots #25 & #26 into 1 lot. Seconded by Karen; Vote Affirmative, 4-0.

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

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