

Minutes of the Salem City Planning & Zoning Commission meeting for December 6, 2017 held in the Council Chambers.

Meeting convened at 7:00 p.m.
Conducting: Jon Ward

PRESENT:	Tina Fluehe	Jon Ward
	Robert Palfreyman	Kelly Peterson (via phone)
	Attorney Jason Sant	Bruce Ward, City Engineer
	Becky Warner, Secretary	Blaine Guymon
	Brady Young	Brant Tuttle, Northern Engineering
	Lee Evans	Linda Evans
	William Burk	Kurt Christensen

Jon welcomed everyone to the Planning & Zoning Commission and excused Karen Weight from the meeting. He explained Kelly Peterson would be participating in this meeting over the phone.

APPROVAL OF MINUTES

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

PUBLIC HEARING

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

NORTHERN ENGINEERING – ZONE CHANGE

Bruce explained the history of this project. It was originally approved as a PUD in 2007 but the project was never started. By the time they were ready to start, the approval had expired and the city no longer accepted PUD’s. They submitted a typical R-15 subdivision in August 2015 and Utah County said they wanted a larger right-of-way for Elk Ridge Drive. This would leave the lots on the west side of the project short of the 15,000 square feet required for the zone. The owner now wants to proceed with the subdivision but is asking for a zone change on the lots 2-8 to R-12 so they can be conforming lots with the extra property the County took for the right-of-way. Brant Tuttle, from Northern Engineering, stated the extra 15 feet would be taken off of the back of the lots so from the front, you would not know they weren’t 15,000 square foot lots.

Bob asked if they were ready to develop or were they still just talking? Brant said the developer is ready to move forward. Kelly asked how many lots they would lose if they re-did the lots to be 15,000 square feet? Brant said only 2 but they are going to be required to install approximately 2800 feet of off-site sewer line, 1200 feet of off-site water line, and 1000 feet of off-site power lines. They will also need to pipe the canal along their project, widen Canal Road and square up the intersection at Canal Road and Elk Ridge Drive. Bob asked if it would pencil out with the installation of all of the off-site improvements. Brant said they think it will if they can get the zone change. They can have a connector’s agreement for the off-site improvements.

Kelly asked why the Development Review Committee voted to deny the zone change request. Bruce explained it was because it was too long between submittals, there has been no conclusion with the intersection, and a strip of R-12 in the middle of the R-15 zone is not good planning.

ORDINANCE ON WATER TRANSFER

Bruce explained when a development is done, the City requires so much water for indoor use and so much for outdoor use. The City has enough water rights for the indoor requirement but not for the irrigation water. Recently the City amended the ordinance to allow irrigation water to be accepted for both. At one time, the City accepted cash-in-lieu-of water to purchase water rights so now we only accept water that can be transferred into our system. Outdoor water rights are getting very difficult to find so now the City is proposing allowing cash-in-lieu of payments again that would be for new infrastructure and planning.

Kelly asked if we have a City water model. Bruce stated we do but as we grow, it needs to change. To have a water master plan done would be about \$100 - \$150 thousand dollars, and he feel the people causing the need for change should pay for planning not the residents.

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

ZONE CHANGE

MOTION BY Kelly to deny the zone change request by Northern Engineering to change the zone on 2.54 acres of property located at 1000 South 880 West from R-15 to R-12. Seconded by Bob; Vote Affirmative 3-1 (Jon voted Nay).

WATER TRANSFER ORDINANCE

MOTION BY Bob to recommend approval of the Ordinance Amending the Water Transfer Requirements of the Municipal Code with regards to allowing cash for infrastructure. Seconded by Tina; Vote Affirmative, 4-0.

ORCHARD FARMS PRELIMINARY PLAND & DEVELOPMNET AGREEMENT

The first 3 phases of the Orchard Farms are already completed but the original developer, Dave Olsen, no longer has anything to do with it so Arive Homes and T Development are taking over. The approval for the preliminary plat has expired so they need to go through the process again. The plot layout is the same so there is not an issue with approving it again.

The main items in the Development Agreement are the fence along the cemetery, the 600 amp power line being put underground, and the access road to the south being completed. Also, phase D & E final plats must be submitted within 12 months of preliminary approval and they must be bonded for before any further approvals will be given. The power line and the road will be done together and the cemetery fence must be bonded for with at cash bond within 60 days of the approval of this amendment to the Development Agreement. Along the cemetery, the fence will be wrought iron and when the fence starts to go along the back yards of lots, it will be a privacy fence. Bruce stated that all other items in the original agreement will still be in place.

MOTION BY Bob to approve the Orchard Farms Preliminary Plat with the DRC recommendations. Seconded by Tina; Vote Affirmative, 4-0.

MOTION BY Kelly to approve the addendum to the Orchard Farms Development Agreement. Seconded by Bob; Vote Affirmative, 4-0.

MOTION BY Bob to adjourn Planning & Zoning Commission Meeting. Seconded by Kelly; Vote Affirmative, 4-0. Planning & Zoning Commission meeting adjourned at 7:55 p.m.