

Minutes of the Salem City Planning & Zoning Commission meeting held on August 12, 2015 in the Council Chambers.

Meeting convened at 7:00 p.m.

Conducting: Shelley Hendrickson

PRESENT:	Seth Sorensen	Shelley Hendrickson
	Reid Nelson	Karen Weight
	Robert Palfreyman	Brian Warren
	Attorney Jason Sant	Bruce Ward, Forsgren Engineering
	Becky Warner, Secretary	Derk Palfreyman
	Karen Palfreyman	Ray Walker
	Lori Walker	Dallen Koyle
	John Smiley	Dave Stringfellow
	Parker Stringfellow	Bert Bradford

APPROVAL OF MINUTES

MOTION BY Reid to approve the minutes of July 8, 2015 with corrections. Seconded by Karen; Vote Affirmative, 4-0.

PUBLIC HEARING

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

RAY WALKER – ZONE CHANGE

Ray Walker owns the property on the southwest corner of 100 North and Main Street and he is requesting a zone change from R-10 to R-8. By doing this, the lots will be allowed to have smaller frontages and he can create 3 lots. Bruce explained that the only other R-8 property in Salem is at 268 N. Main and it was changed to help clean up an area; this would do the same thing. Mr. Walker stated that this would clean up a main entrance to the city by getting rid of the weeds and by installing the improvements. The property has a duplex to the south of it and more duplexes west of it. North of this property is commercial.

Karen asked what the difference was between the R-10 and R-8 zones. Besides the lot sizes, in the R-8 zone a 75 foot frontage is permitted and in the R-10, it is at least 90 feet. These lots are all close to 10,000 square feet but have the smaller frontages.

There was no public comment.

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

Shelley said she had requested that Aaron Painter to do a map showing the lots and the zoning in this area. She then stated that she is against spot zoning. The other area that was rezoned R-8 had extenuating circumstances but she didn't see any with this property. If we start spot zoning, where do we stop? We could end up with little islands of R-8 all over the city.

Karen said when she got her lot from her father's property, she had to have 10,000 square feet and it has been that way for a long time. The only benefit she could see to this is that they could 3 lots instead of 2.

Reid asked how many non-conforming lots were in the area and if it would be worth looking at expanding the R-8 zone along the highway commercial corridor.

Mr. Walker said he had talked to the neighbors in that area and they were in favor of the zone change. Bruce commented that these lots make more sense in this area than 2 half acre lots with big homes.

Seth said he doesn't like the idea of having zoning islands, so maybe it would be worth looking at the corridor behind the commercial. Bob said if it would clean up that it would be worth the zone change; especially if it would give them a better opportunity to sell the lots. Brian asked if we could allow an exception in a case like this.

It was discussed that the city's General Plan does allow for medium density residential next to the commercial zone and the R-8 zone does qualify as medium density.

MOTION BY Reid that with the concept of higher density by the highway, that we recommend approving Ray Walker's request for a zone change on the property at 100 North Main Street from R-10 to R-8. Seconded by Bob; Vote affirmative 5-1 (roll call vote) Shelley voted nay and stated that she feels spot zoning is very poor land use planning and if we feel that this is conducive to area, then we need to look our General Plan and our zoning to and revisit why we have these blocks the way we do.

DERK PALFREYMAN – PRELIMINARY PLAT FOR RANCH MEADOWS PLAT C

Bob Palfreyman abstained from this discussion and vote.

John Smiley and Dean Ingram who also own part of this project, were also present at this meeting. Bruce explained that originally as a PUD with about 50 lots and now they are bringing it back as low density horse property. It meets all of the subdivision requirements. Bruce explained that there is a piece of property between the parcels that is owned by Kenneth Davis. Mr. Davis doesn't want to develop his property but the improvements will need to be installed along his lot. This includes a minimum of curb & gutter and the utilities being stubbed into his property. John said they have been working with him to get the easements to do install the utilities in the correct locations. Mr. Davis has agreed to allow them to have the easements for all of the utilities. Another obstacle with this property is there is a high pressure gas line that runs through it so it limits where structures can be placed. There was a discussion about watering these larger lots. The City Council is working on that.

MOTION BY Reid to approve the preliminary plat for Ranch Meadows Plat C providing the curb, gutter and utilities are installed on the Davis property. Seconded by Seth; Vote Affirmative, 5-0.

COLBY PETERSON – PRELIMINARY PLAT FOR ALY ACRES PHASE 2

Mr. Peterson was unable to attend the meeting so Bert Bradford was there representing the project.

Bruce explained that this phase will complete the improvements on 460 West and 400 North and loop the water line which has needed to be done. It meets all of the requirements for a preliminary plat.

Shelley asked about the discussion in the DRC meeting regarding the improvements in the first phase of Aly Acres. Bruce explained that the swales that were used for the storm drainage had caused erosion and the sidewalks were being undercut. In this phase they will use the R-tanks so they shouldn't have that problem.

MOTION BY Seth to approve the preliminary plat for Aly Acres Phase 2. Seconded by Brian; Vote Affirmative, 6-0.

BRENT MOSER – PRELIMINARY PLAT FOR RIDING ESTATES SUBDIVISION

Jerry Riding owns the property at 453 E. 100 N. and wants to divide it into 4 lots. Brian abstained from this discussion since Mr. Riding is his uncle.

These lots conform to the requirements in the R-10 zone. There is an existing house at 111 N. 500 E. that will be torn down, the house at 453 E. 100 N. will be remodeled, and two new lots will be created. They will need to install the improvements on the entire project. It does meet all of the requirements for a preliminary plat.

MOTION BY Seth to approve the preliminary plat for Riding Estates. Seconded by Bob; Vote Affirmative, 5-0.

The industrial zone will be put on next month's agenda.

MOTION BY Bob to adjourn Planning & Zoning Commission meeting. Seconded by Karen; Vote affirmative, 6-0.

Planning & Zoning Commission meeting was adjourned at 8:00 p.m.