

Minutes of the Salem City Planning & Zoning Commission meeting held on February 13, 2013 in the Council Chambers,

Meeting convened at 7:00 p.m.

Conducting: Rod Christensen

PRESENT:	Rod Christensen Reid Nelson Brian Warren Bruce Ward, City Engineer Nelson Taylor Brad Taylor David Hill Sergio Martins	Mark Johnson Robert Frampton Attorney Jason Sant Becky Warner, Secretary Dawn Taylor Doug Blackett Ori Martins Marty Barco
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APPROVAL OF MINUTES

MOTION BY Reid to approve the minutes of January 9, 2013. Seconded by Mark; Vote Affirmative 3-0.

PUBLIC HEARING

MOTION BY Reid to open the public hearing for Nelson Taylor’s zone change request. Seconded by Mark; Vote Affirmative, 3-0.

NELSON TAYLOR ZONE CHANGE FROM R-15 TO R-12

Bruce explained that Nelson owns the property at 1291 S. 420 W. and it is a large lot. The subdivision was developed in an R-2 zone which is now called R-15. The city has created a new R-12 zone which would allow Nelson to split his lot into 2 lots of at least 12,000 square feet.

Nelson explained that he is getting older and can’t take care of the large yard any more. He said they had debated what to do and decided to see if they could split the lot so they would be able to build a smaller home and sell their larger house. The frontage of the new lot would be the same as the other lots in the neighborhood. Nelson even thinks it would improve the appearance of the property because he would have to take down the fence along the frontage of the new lot.

Doug Blackett, who lives to the north of the Taylors, stated that this request was denied a few years ago and he thought it shouldn’t be addressed again. Doug said he didn’t think the city should allow this “checkerboard” effect in existing subdivisions. He was also concerned that the Taylors might build a two story house and that would limit the privacy that he enjoys now. He said this change could possibly decrease the value of his property.

David Hill, who lives across the street, also expressed his objection to the zone change. He stated that if a lot is too big to take care, the person should move and downsize. He said there were other neighbors that were opposed to this change but could not be at this meeting. Mr. Hill stated that part of what he

likes about their neighborhood is that the streets are wide and the houses are far apart and this would change the spacing of the houses.

Dawn Taylor stated that the frontage would be comparable to the other lots in the neighborhood. She also said that the fence between them and Blacketts is 6-feet tall and they only plan to build a one story house so that shouldn't intrude on their privacy.

Shelley Hendrickson, the Planning Commission Chair, was unable to be at this meeting but she had sent her comments to the Board members. Bob read her comments to the audience.

*"The first item on the agenda is a Zone Change Request for the Nelson Taylor property located at 1291 South 420 West. The current zone is R-15 and the applicant is requesting a change to R-12. I feel that this proposal, if approved, is very poor land use planning and that we do not want to start down the path of approving two lot subdivisions (in existing, established subdivisions) that will create problems in the future, that we will not be able to fix. My recommendation is to **deny** this request. The General Plan for this parcel is Low Density Residential with an overall density of 1-3 units per acre. The R-12 zone states that it is a low density zone; however, it falls more in the category (under the General Plan) as Medium Density as the General Plan for Medium Density is 3-10 units per acre."*

Nelson asked why the City Council makes these changes if they aren't going to approve it when someone asks. He stated that his property meets all of the requirements of the R-12 zones.

Reid explained that just because it meets the requirements of the zone change; it doesn't mean that it has to be approved.

MOTION BY Reid to close the public hearing on Nelson Taylor's zone change request. Seconded by Bob; Vote Affirmative, 5-0.

Reid asked what the purpose of the R-12 zone was.

Jason explained that it was to fix problems in some areas and to give the option of doing a new development with that zone.

Rod asked the Board members if they had any comments.

Mark said he could see both sides but a spot zone is to improve an area and this would not necessarily do that.

Brad stated that he didn't think it would make that big of difference but does not want to set precedence by approving the zone change.

Reid said he didn't have a problem with it if the neighbors did not but they do.

Rod said he also could see both sides but the neighbors bought their property expecting larger lots in their subdivision.

MOTION BY Bob to recommend denying Nelson Taylor's request for a zone change on his property located at 1291 S. 420 W. from R-15 to R-12. Seconded by Mark; Vote Affirmative, 5-0.

Since item #3 was directly related to the zone change request, the Board decided to take action on it at this time.

NELSON TAYLOR – PLAT AMENDMENT TO TAYLOR ESTATES SUBDIVISION

If the zone change was approved, then Nelson was asking permission to amend the plat for Taylor Estates subdivision by creating 2 smaller lots from his parcel.

MOTION BY Reid to deny the plat amendment for Taylor Estates. Seconded by Brian; Vote Affirmative, 5-0.

MARTINS COLLISION – SITE PLAN APPROVAL

Ori & Sergio Martins have purchased the building at 648 W. SR 198 for their collision repair business. They want to add two paint booths to the north end of the existing building. At first they were going to put the booths inside the building but that wouldn't leave them much room to repair the vehicles. These booths are self contained and will be about ten feet wider than the existing building. Mark asked where their exhaust fan was located. They said it will be on the top of the building and it meets all of the State requirements. Marty Barco, the contractor, showed the board a sample of the exterior material. It looks similar to the existing siding but is an embossed panel so it is not metal.

Bruce stated that there is a 6-inch and an 8-inch water line in front of the building that will need to be connected for the fire flow. The electrical service needs to be upgraded and they have been working with Salem City Power to get the required equipment.

MOTION BY Bob to approve the site plan for Martins Collision at 648 W. SR 198 with the conditions that they loop the two water lines and upgrade the power. Seconded by Reid; Vote Affirmative, 5-0.

PUBLIC HEARING – COMMERCIAL ZONES

MOTION BY Bob to open the public hearing on the commercial zones. Seconded by Reid; Vote Affirmative, 5-0.

Shelley Hendrickson had expressed in her comments about this meeting that she didn't think the commercial zone ordinance was quite ready to be passed. Reid and Mark have not had an opportunity to discuss the ordinance and would like some more time. It was decided to have a work session on the commercial zones at the next meeting and then have the public hearing in April.

MOTION BY Reid to continue the public hearing on the commercial zones until April 10, 2013. Seconded by Brian; Vote Affirmative, 5-0.

MOTION BY Bob to adjourn Planning & Zoning Commission meeting. Seconded by Reid; Vote Affirmative, 5-0.

Planning & Zoning Commission meeting was adjourned at 8:20 p.m.