

Minutes of the Salem City Planning & Zoning Commission meeting held on June 11, 2014 in the Council Chambers.

Meeting convened at 7:00 p.m.

Conducting: Shelley Hendrickson

PRESENT:	Seth Sorensen	Shelley Hendrickson
	Reid Nelson	Rod Christensen
	Robert Frampton	Brian Warren
	Attorney Jason Sant	Becky Warner, Secretary
	John Simpson	Marie Price
	Sandra Simpson	Shelby Sabin
	Colby Peterson	Deanne Ainge
	Craig Warren	Fred Clark
	Rob McNeel	Janece Hughes
	Larry Hughes	Tom Scribner

APPROVAL OF MINUTES

MOTION BY Reid to approve the minutes of May 14, 2014. Seconded by Seth; Vote Affirmative, 6-0.

PUBLIC HEARING

MOTION BY Robert to open the public hearing. Seconded by Brain; Vote Affirmative, 6-0.

Red Rock Capital – Zone Change for Sabin Orchards

Tom Scribner, the attorney for Red Rock Capital, explained that he and Attorney Baker have been working on a development agreement for this project that stipulates in which phase certain items need to be installed. The sidewalk along 100 East will need to go in with the first phase; the exit road to the south, with 2nd phase; the fence along the cemetery with the 4th phase; and putting the main power feeder line underground with the 5th phase. This agreement should be ready for the City Council to review for their meeting on the 18th. Dave Olsen explained the road at 820 South will be vacated and used as a private drive and 100 East will go straight through. The existing Sabin house and out buildings will be torn down and made into two lots.

Craig Warren expressed his concern about putting that much more traffic onto 100 East. Even with a second exit, people tend to use the easiest access which is onto 100 East. Dave Olsen stated that the City is requiring them to put a sidewalk along the east side of 100 East from Hazel Drive to the ball park. Several other people also voiced their concern about the safety of 100 East. When the Cherry Ridge Subdivision, to the east of the orchards, was put in, they promised to put an access out to 500 East to help with the traffic flow. They did install that road but still the majority of the residence use 100 East.

There were no other public comments.

MOTION BY Rod to close the public hearing on the zone change. Seconded by Reid; Vote Affirmative, 6-0.

Reid asked if the city could require a traffic study before this was approved. Dave said that Bruce Ward had worked with Fred Clark, their engineer, for several months on the traffic flow and the plans had been re-drawn several times to accommodate what he felt was the best solution.

Shelley said she was concerned that our subdivision standards require the power lines be run underground and the power line in this development was not going to be done until the 5th phase. Dave said that the power to the houses will be underground it is the main feeder line on the south end of the project that will be put underground in that later phase. They will install the conduit for it as they do the rest of the utilities.

Robert asked why they were requesting a zone change to R-1 instead of larger lots. All of the surrounding property is zoned dR-10 and they wanted to be consistent with the zoning.

MOTION BY Reid to approve the zone change on Sabin Orchards from A-1 to R-10. Seconded by Brian; Vote Affirmative, 6-0.

PRELIMINARY PLAT FOR ORCHARD FARMS SUBDIVISION

Seth asked if they were going to have some sort of escrow account to make sure there was enough money to put the power line underground when they get to the 5th phase, and what happens if they are unable to complete the project. Dave said they would bond for the power before that phase is recorded. The development agreement is the protection to make sure things are done no matter who is doing the developing.

MOTION BY Rod to approve the preliminary plat for Orchard Farms Subdivision with the same recommendations as the Development Review Committee and a development agreement attached to the project. Seconded by Reid; Vote Affirmative, 6-0.

PRELIMINARY PLAT APPROVAL OF ALY ACRES

Colby Peterson presented this plat. This property was owned by Ty Tingey but now belongs to his children. There had been a question about whether or not the property where Ty's house is needed to be included in this subdivision. It does not, but the parcel to the north owned by Ronald Bowen does because it was not done as a legal subdivision. The right-of-way for 460 West is 78 feet instead of the typical 66 feet. They are planning to do the low impact development in the planter strip for storm drainage. They presented the plat with 8 lots that are not quite an acre so they couldn't be sold with animal rights. They are considering dropping a lot and making 7 larger lots which would have.

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

MOTION BY Rod to amend the previous motion to include with the recommendations from DRC. Seconded by Robert; Vote Affirmative, 6-0.

MOTION BY Reid to adjourn Planning & Zoning Commission meeting. Seconded by Robert; Vote Affirmative, 6-0.

Planning & Zoning Commission meeting adjourned at 8:10 p.m.