

Minutes of the Salem City Planning & Zoning Commission meeting held on February 13, 2019 in the Council Chambers.

Meeting convened at 7:00 p.m.

Conducting: Jon Ward

PRESENT:	Doug Johnson	Jon Ward	Kelly Peterson
	Karen Weight	Robert Palfreyman	Bruce Ward, City Engineer
	Attorney Jason Sant	Becky Warner, Secretary	Soren Christensen
	William Burk	Robert Earl	Robert Nelson
	Chad Jones	Ryan Johnson	Vance Barrett
	Mayor Kurt Christensen		

APPROVAL OF MINUTES

MOTION BY Bob to approve the minutes of January 9, 2019. Seconded by Karen; Vote Affirmative, 5-0.

KEVIN KING – APPROVE PRELIMINARY PLAT FOR AUTUMN VIEW HEIGHTS PHASE 5

Kevin has presented the final phase for Autumn View Heights at 1235 S. 750 E. This phase includes his existing house. This plat has been reviewed and meets all of the requirements of a standard R-15 subdivision. Kevin's house is currently hooked to SESD power and he will need to connect to Salem City's power when it is available. There is also a SESD line on the north side of 1280 South that will need to be relocated because it will be in the roadway. The Board asked Kevin if he was going to keep an access to his house off of 1280 South. Kevin said he was going to keep it but the other three lots will have their driveways onto 1235 South. DRC had asked Kevin to coordinate the installation of improvements on 1280 South with the Ridge View Estates developers so the road can be paved after all of the utilities have been installed.

MOTION BY Doug to approve the preliminary plat for Autumn View Heights Phase 5 with the conditions stated by DRC. Seconded by Kelly; Vote Affirmative, 5-0.

PUBLIC HEARING

MOTION BY Kelly to open the public hearing. Seconded by Karen; Vote Affirmative, 5-0.

RYAN JOHNSON

1. ROOFTOPS ZONE CHANGE

Ryan has a contract to purchase the property located just north of 1711 N. 460 W. Part of the property is zoned R-5, some C-1 and part R-10. He would like to have the C-1 and R-10 rezoned to R-5. Bruce stated that the City Staff was in favor of this zone change. Also the General Plan is leaning toward higher density north of Arrowhead Trail. Bruce stated that along with this zone change request, they are asking for a text amendment to the R-5 Zone allowing 12 units per acre instead of 9. These items will be voted on separately.

Soren Christensen asked what was the rationale of having 12 units instead of 9. Vance stated they could provide a better more affordable product. Soren asked why they didn't put the open space in the middle of the project so it would be more accessible for the residents. That is why they were asking for the zone change, so they could do a better looking development.

2. RASPBERRY FIELDS ZONE CHANGE

Ryan is asking for a zone change on the Cornaby property located at 671 W. Canal Road from R-15 to R-12. Soren again asked, why change the zone? This property is narrow and with the R-15 zone, the lots have 150 feet of frontage and are only 100 deep. With the R-12, lots look a little more normal. Also, people are wanting smaller lots than they used to. Soren asked why they don't buy the property to the east. It is a different owner and not able to be sold at this time. The road intersection at Canal Road is a big concern. Bruce stated that the City Staff would rather see the road line up with 650 West. There are three property owners that could create a better design if they can work together.

Bob Nelson, who owns 70 feet west of the Old Cherrywood Subdivision, stated that when he developed that subdivision, he left that 70 feet to add to the property in question to make a better design.

Robert Earl stated his mother owns the piece of property between Cornaby's and Bob Nelson's. It is in a trust and they have been advised not to sell or develop it until their mother is no longer living. He stated his family could probably work with the other property owners to come up with a better solution on the road.

Bill Burk stated the City should master plan the whole area. Kelly explained to him it doesn't work that way. People have the right to do what they want with their property as long as it meets the City's codes. Ryan has submitted a preliminary plat for an R-15 development for the Cornaby property which the City can't refuse because it meets the requirements.

ORDINANCE CONCERNING FACILITIES FOR VIOLENT RESIDENTS

Jason explained this ordinance is clarification on residential treatment facilities where violent residents are allowed.

TEXT AMENDMENTS FOR R-5 ZONE

Bruce explained the City is trying to create an ordinance for townhomes that gives us a product that is attractive and beneficial for the City.

One of the proposed changes was the size of the living space per unit. The proposed text change was 1000 feet on the main floor for townhomes. There was discussion that this proposal would not make the units affordable. It was decided 1000 feet on the main floor was ok for single family but to leave the townhomes as 1200 total living space. There was also a discussion about the 2 car garage requirement as well as the driveways. The roof pitch and clustering were also discussed.

MOTION BY Kelly to close the public hearing. Seconded by Karen; Vote Affirmative, 5-0.

ROOFTOPS ZONE CHANGE

The Board doesn't like the preliminary plat for the Rooftops development with the R-5 portions being diagonal to each other. Rezoning the whole piece to R-5 so they can design a better development and clean up the area.

MOTION BY Kelly to recommend approval of the zone change request at 1711 N. 460 W. from R-10 and C-1 to R-5. Seconded by Bob; Vote Affirmative, 5-0.

R-5 TEXT AMENDMENT

The original plan submitted for the Rooftops development was designed with 12 units per acre. Vance stated if the City approves this change, they would abandon the current preliminary plat that no one likes. Jason was asked if the ordinance could be amended to just allow the 12 units north of Arrowhead Trail and 9 units everywhere else. He said it could be done. Kelly stated he had been at the City's General Plan open house last night and the majority of the people wanted the higher density in this area and not in any other part of town.

MOTION BY Kelly to recommend the text amendment to the R-5 zone allowing 12 units per acre north of Arrowhead Trail and leaving it 9 units per acre everywhere else. Seconded by Jon; Vote Affirmative, 5-0.

RASPBERRY FIELDS ZONE CHANGE

Ryan Johnson, David Cornaby, Bob Nelson and Robert Earls had been discussing the intersection at 650 West and Canal Road. They are planning to work together to make a better design for all of the property owners involved. Bob Nelson explained it is easier to line up the road with the R-12 zone change and asked if all 3 properties could be included in the zone change.

It was discussed that there isn't that big of difference between the R-15 and R-12 zones and driving by you couldn't tell the difference. You can put the same size of house on both size of lots.

MOTION BY Jon to recommend approval of the zone change at 671 W. Canal Road from R-15 to R-12 with including the Nelson and Earl property to the ease contingent on lining up the road at 650 West and stubbing roads to the east and west. Seconded by Doug; Vote Affirmative 4-1 (Karen voted nay)

Soren expressed his concern about cars going north on 650 West to 800 South ending up in the ditch because it happens a lot now. Kelly explained that this intersection is better for traffic turning onto Canal Road; it is a much safer option.

TREATMENT FACILITIES

MOTION BY Kelly to recommend approval of the ordinance identifying facilities where violent residents are not allowed. Seconded by Karen; Vote Affirmative, 5-0.

TEXT AMENDMENTS TO THE R-5 ZONE

The Board was ok with some of the recommended changes but there were still questions about some of them.

Ryan stated if they change the requirements for driveway, it will turn the development into all concrete with less open space.

MOTION BY Kelly to table the text amendments for the R-5 zone. Seconded by Bob; Vote Affirmative, 5-0.

ROOFTOPS PRELIMINARY PLAT

Ryan & Vance had withdrawn this item based on the zone change recommendation.

RASPBERRY FIELDS PRELIMINARY PLAT

Even though the Board had recommended the zone change on this property, Ryan wanted to proceed with the approval of the R-15 preliminary plat. The plat submitted meets all of the requirements of the R-15 zone.

MOTION BY Doug to approve the preliminary plat for Raspberry Fields contingent with working with the neighbors to line up the roads. Seconded by Karen; Vote Affirmative, 5-0.

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

Planning & Zoning Commission meeting adjourned at 9:15 p.m.