

Minutes of the Salem City Planning & Zoning Commission meeting held on April 8, 2020 via Zoom Meetings.

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

PRESENT:	Kelly Peterson	Karen Weight
	Doug Johnson	Jon Ward
	Bruce Ward, City Engineer	Attorney Jason Sant
	Becky Warner, Secretary	Adam Hall
	Earl Davis	

APPROVAL OF MINUTES

MOTION BY Karen to approve the minutes of March 11, 2020. Seconded by Doug; Vote Affirmative, 3-0.

PUBLIC HEARING

MOTION BY Kelly to move into public hearing. Seconded by Karen; Vote Affirmative, 4-0.

ADAM HALL – ZONE CHANGE REQUEST

Adam Hall is requesting a zone change on the Zobell property located at 1249 N. 500 E. from R-15 to R-8. Adam showed a power point presentation on why he was asking for this zone change. This is approximately 11 acres of property that is elevation blocked from the adjacent property to the west. In some points there is about a 30 foot drop. He stated that he had spoken to the Lyman's and their property west of him is under contract so his property wouldn't be an isolated development like some of the City staff has been concerned about. This parcel is a weird shape and the smaller lot size gives more flexibility to the layout and makes the homes more affordable. Salem Park, which is about a half mile away, has R-8 lots as part of their Master Planned Development, but this parcel is too small to do a MPD by itself. There was a discussion about the 500 East road that runs between this property and the Krishna Temple. Adam said he was told the County would not let them do anything with the road and his property is about 6 feet west of the roadway.

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

Bruce stated that Adam had brought this property to the City a couple of months ago wanting an R-5 Zone. After meeting with the DRC, he abandoned that idea is trying for an R-8 zone. DRC recommended denying the request, not because it is a bad location for that lot size, but because it would be better to have a master plan design in that area. If we do a parcel at a time, we need to fit the puzzle pieces together which is more difficult.

Doug said he agrees there should be a master plan for that area. It would be better from the City's perspective to see what is going to happen with the Lyman property.

Karen said she wasn't sure the Lyman property was still under contract. Things may have changed since Adam spoke with them.

Jon stated this area will eventually need a zone change but is better to do it all together.

Bruce said the road behind the temple could be in Salem City limits but that doesn't have any impact on the zone change. It would need to be dealt with on the preliminary plat.

Kelly stated he didn't see any decent road connecting to the highway which could be an issue. With that many homes, he would need a second access to the project. Bruce said they could build 24 homes before a second access is required. Adam said there are a couple of options for the second access but that would be determined later.

MOTION BY Jon to recommend denying Adam Hall's request for a zone change on the property located at 1249 N. 500 E. from R-15 to R-8. Seconded by Doug; Vote Affirmative, 4-0.

EARL DAVIS – LEGACY HILLS PRELIMINARY PLAT APPROVAL

Earl got approval for the zone change on this property a while ago and now is ready to proceed with the subdivision. The City had asked Earl to limit access on 1280 South, which he has done with the 3 cul-de-sac design. He has also left an access road for the property owners to the south. Bruce stated this meets all of the R-15 subdivision requirements and DRC recommended approval with Earl working with the County to get a cross walk across Woodland Hills Drive and extending a walking path from Woodland Hills Drive to the east side of Ridge View Estates development. Earl stated he had not met with the Olson's about installing the walking path along their property, but he will.

MOTION BY Kelly to recommend approval of the Legacy Hill preliminary plat with the DRC recommendations of the cross walk and walking path. Seconded by Doug; Vote Affirmative, 3-1 (Karen voted Nay)

MOTION BY Kelly to adjourn Planning & Zoning Commission meeting. Seconded by Doug; Vote Affirmative, 4-0.

Planning & Zoning Commission meeting adjourned at 7:45 p.m.