

Minutes of the Salem City Planning & Zoning Commission meeting held on April 11, 2018 in the Council Chambers.

Meeting convened at 7:00 p.m.

Conducting: Jon Ward

PRESENT:	Kelly Peterson	Jon Ward
	Karen Weight	Robert Palfreyman
	Bruce Ward, City Engineer	Attorney Jason Sant
	Becky Warner, Secretary	Soren Christensen
	Brad Wilson	Nancy Wilson
	Heath Johnston	Bjarn Bearnson
	Steve Bearnson	Adam Harward
	Alan Curtis	June Christensen
	Ryan Remkes	Duane Hill
	Sandy Hill	JoAnne Hawkes
	Brenda Street	Rodney Street
	Cindy Eslinger	Eldora Gines
	Valerie Wilson	Scott Oberhansly
	Brenda Oberhansly	Casey Peterson
	Cammy Peterson	Shirley VanLeuven
	Brett Penrod	Rex Larsen
	Clarence Lewis	Susan Palmer

Jon welcomed everyone to the Planning & Zoning meeting.

APPROVAL OF MINUTES

MOTION BY Kelly to approve the minutes of March 10, 2018. Seconded by Bob; Vote Affirmative, 4-0.

PUBLIC HEARING

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

RIDGEPOINT MANAGEMENT – ZONE CHANGE

Bruce explained Ridgepoint Management Group is purchasing approximately 280 acres of property located at 1260 W. Arrowhead Trail for a Master Planned Development. The City has been working with this group for several months and last month the Development Agreement was approved. The next step in the process is to change the zone from A-1 to Master Planned Zone. There is a small area on the west side of the development where they are planning to build storage units, which will need to be re-zoned I-1. The agenda indicated a small area for a proposed power substation that needed to be re-zoned Public Facility but that is not necessary because public facilities can go in any zone. Bruce showed a concept of the development and pointed out the 50 + acre park included in this project. He stated this will take several years to complete. Some of the adjacent property owners were concerned about the roads shown through their parcels. Bruce explained it is just a concept and nothing is definite yet.

Soren Christensen asked if they could start construction before the City's new water treatment facility is complete. Bruce said they could but until it is completed, they would need to have a lift station to pump back to the existing plant. That is something the developers would need to decide if they wanted to do

or not. Soren also asked if they had funding for the entire project. Heath Johnston, Ridgepoint Development, said they pre-commitment for the money subject to getting approval. He stated they are prepared to start bringing in the off-site infrastructure.

Alan Curtis asked if the City was planning to do a Special Improvement District in the area to pay for the new ballparks. That is not planned for in this area.

Casey Peterson asked if the canal in the area would dry up with this development. It will not. He also asked if there would be a new well drilled in the area because a lot of the existing individual wells in the area have had their water levels drop lately. Bruce stated at some point the City may drill a new well in that area but he doesn't anticipate it. If we were to drill one, it would be deeper than any of the existing agricultural wells. He also explained all developments are required to provide water for their projects or their plats are not approved.

ORDINANCE MODIFYING REQUIREMENTS FOR STORAGE UNITS

Bruce explained the City had been working on this ordinance for a couple of months. The current ordinance allows storage units only in the I-1 zone but requires they must be at least 1000 feet from any residential area. Since the time that regulation was put in place, the city has grown and evolved so it is time to modify the requirements for storage units. The proposed ordinance would still only allow storage units in the I-1 zone but the conditions imposed would eliminate the 1000 foot requirement. There was a discussion about the requirement for all buildings to be constructed of masonry material. It was decided to recommend changing it to "exterior walls" must be a masonry material.

ORDINANCE ON UNDERGROUND UTILITIES

The Salem City's Subdivision Ordinance requires utilities to be run underground, however, it was not specific. This ordinance is to clarify the intent of the requirements.

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

ZONE CHANGE

MOTION BY Kelly to recommend approving the zone change request for Ridgepoint Management from A-1 to Master Plan Zone and I-1. Seconded by Bob; Vote Affirmative, 4-0.

STORAGE UNIT ORDINANCE

MOTION BY Kelly to approve the Ordinance Modifying the Requirements for Storage Units in the Light Industrial Zone (I-1) with the change to add "exterior walls" must be constructed of a masonry material. Seconded by Karen; Vote Affirmative, 4-0.

UNDERGROUND UTILITIES ORDINANCE

MOTION BY Karen to approve the ordinance amending the Underground Utilities Section of the Municipal Code to clarify its intent. Seconded by Bob; Vote Affirmative, 4-0.

RYAN REMKES – PRELIMINARY PLAT APPROVAL OF SALEM FIELDS ESTATES

Mr. Remkes has purchased the property located at 569 W. 800 S. and plans to develop it. He has to do a subdivision with two cul-de-sacs instead of a through street. There will be a 10-foot utility easement between the cul-de-sacs with a sidewalk and 2 feet on each side will be an erosion resistant material for an emergency storm drain. The Development Review Committee meeting has reviewed the plat and it meets all of the requirements for an R-15 subdivision. Bruce read what changes were made by the DRC.

1. Dedicate the 6-foot walking path to the City
2. The developer will install the 6-foot concrete path and install 2 feet each side of erosion resistant material. This will be decided in the final plat as to what this material will be.
3. Dedicate a 25-foot utility easement and storm drain easement.
4. Change the PI line to 8-inch
5. Re-align the sewer manholes through the easement
6. Add signature block the Salem Canal Company approval of final plat / construction drawings for canal.
7. Pipe irrigation ditch on east side of property.

There is an existing house on this property and some out buildings and Ryan indicated the house would remain but the other buildings would be torn down.

There was discussion about drainage from this property going into Red Maple Estates Subdivision because of the difference in elevations. Bruce informed everyone that water must be maintained on the property. He said Ryan will need to work with the Salem Canal Company to make sure everyone is comfortable with what is being done with the water and the ditches. Some neighbors asked about fences and what was going to be required for the houses. Ryan stated he doesn't want to have an HOA for this development but there will be restrictive covenants for requirements the houses. The fences will be up to each individual homeowner. There was also concern about the hours of construction. The hours are set per Salem City Ordinance and they must comply with that.

MOTION BY Kelly to approve the preliminary plat for Salem Fields Estates with the DRC changes. Seconded by Bob; Vote Affirmative, 4-0.

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

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