

Minutes of the Salem City Planning & Zoning Commission meeting held on May 9, 2018 in the Council Chambers.

Meeting convened at 7:00 p.m.

Conducting: Jon Ward

PRESENT:	Kelly Peterson	Jon Ward
	Tina Fluehe	Bruce Ward, City Engineer
	Becky Warner, Secretary	Dean Ingram

APPROVAL OF MINUTES

MOTION BY Kelly to approve the minutes of April 11, 2018. Seconded by Tina; Vote Affirmative, 3-0.

DEAN INGRAM – PRELIMINARY FOR SELMAN RIDGE SUBDIVISION

Bruce explained this subdivision is located at about 1375 S. Loafer Canyon Road and meets all of the requirements for an R-15 subdivision. There is an existing water line that runs through this property and the other utilities are available. The bridge over the Highline Canal is still an issue but, we are working to resolve that. The City met with the Bureau of Reclamation last week and this was one of the issues discussed. The Bureau is planning to pipe the canal and if they could do a straight line instead of all of the curves in this area, it would save them a lot of money. This would take cooperation from Dean, the City, the Highline Canal Company and the Bureau but it could be beneficial for all. The Development Review Committee recommended approval of the preliminary plat with the bridge issue is resolved. We can figure out the funding for it along the way.

MOTION BY Kelly to approve the preliminary plat for Selman Ridge Subdivision subject to the same comments as the DRC. Seconded by Tina; Vote Affirmative, 3-0.

DISCUSSION ON POSSIBLE 55 AND OLDER DEVELOPMENT

Dean Ingram is looking at the property located at about 820 E. 80 S. for a possible development. This property had previously been approved for an R-15 subdivision and the developer had poured cement walls in the canal. Before he completed the project, he decided not to do it. An R-15 subdivision on this property is not feasible so Dean was looking at other options. He asked about townhomes in this area and the City recommended a 55 and older development. They would need to have a zone change to R-5 Townhome Zone with a Development Agreement. On Tuesday, May 8th, they had a neighborhood meeting for input about the possible development. For the most part, the neighbors were in favor of it. A development on this property would close the intersection at 80 South Woodland Hills Drive which would solve a dangerous situation. It is up to Dean whether he goes ahead with a zone change or not. The R-5 Townhome zone meets the General Plan for medium density.

MOTION BY Kelly to adjourn Planning & Zoning Commission meeting. Seconded by Tina; Vote Affirmative, 3-0.

Planning & Zoning Commission meeting adjourned at 7:40 p.m.