

Minutes of the Salem City Planning & Zoning Commission meeting held on June 10, 2020 in the Council Chambers.

Meeting convened at 7:00 p.m.

Conducting: Jon Ward

PRESENT:	Jon Ward	Doug Johnson
	Karen Weight	Robert Palfreyman
	Attorney Jason Sant	Bruce Ward, City Engineer
	Becky Warner, Secretary	Heath Johnson, Ridgepoint Development
	Susan Palmer	Mike Hatch, Terraform Development
	Brant Tuttle, Northern Eng.	Bill Burk
	Benjamin Burk	

Jon welcomed everyone to the Planning & Zoning meeting.

PUBLIC HEARING

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

FIELDSTONE – ZONE CHANGE

This item was continued from last month, but they have not submitted anything new to the City. Jon asked if there was any public comment on this item.

Benjamin Burk, who lives just east of the proposed zone change, stated he had talked to the developers and had looked at some of their projects. He is not opposed to them developing but thinks that R-8 is too small for this area.

Motion by Karen to close the public hearing. Seconded by Jon; Vote Affirmative, 4-0.

MOTION BY Jon to deny Fieldstone's request for a zone change on the property located at 1330 N. SR 198 from R-15 to R-8. Seconded by Karen; Vote Affirmative, 4-0.

MIKE HATCH – PRELIMINARY PLAT SUMMER SPRINGS SUBDIVISION

The zone change was approved a few months ago and now they are ready for preliminary plat approval. Bruce stated that all of the townhomes have garages and driveways per the ordinance. Staff and DRC have reviewed this plat and the development agreement and the only question was regarding the cash in lieu of for amenities. Matt Marziale, Recreation Director, and Mike have worked out how much credit would be given for amenities installed within the Summer Springs development. After credit was given, there is still \$52,276.20 left in the \$360,000 price agreed upon, so Mike will give that amount to the City in cash to be used for any parks or recreation project in the city.

MOTION BY Doug to approve the preliminary plat for Summer Springs with the amendment to the development agreement regarding the cash in lieu of for amenities. Seconded by Bob; Vote Affirmative, 4-0.

ARROWHEAD SPRINGS – PRELIMINARY PLAT APPROVAL

Bruce explained the changes made in the Development agreement since this project was presented last month.

- The public safety building will be set on a minimum of .75 acres with a fence around the property
- Single family homes will have a minimum frontage of 55 feet and the lots will be a minimum of 5500 square feet.
- They have updated the fence exhibit to show where solid fencing and wrought iron fencing will be located throughout the project.
- The legal department has added some language
- In the “Recreation Complex” section, the following sentence was added “The City Council may substitute or modify an amenity in the Recreation Complex with another amenity as long as the substituted amenity does not exceed the cost of the original amenity.”

There was some discussion about the amenities included in the park. The Board wanted to make sure they were approving what was shown. The depiction will be exhibit F in the Development Agreement which is going to City Council next week for approval.

MOTION BY Doug to approve the preliminary plat for Arrowhead Springs Master Planned Development based on the changes discussed tonight. Seconded by Bob; Vote Affirmative, 4-0.

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

Planning & Zoning Commission meeting was adjourned at 7:50 p.m.