

Minutes of the Salem City Planning & Zoning Commission meeting held on August 14, 2019 in the Council Chambers.

Meeting convened at 7:00 p.m.

Conducting: Kelly Peterson

PRESENT:	Kelly Peterson	Doug Johnson
	Karen Weight (arr. 7:10)	Jon Ward (via phone)
	Bruce Ward, City Engineer	Attorney Jason Sant
	Becky Warner, Secretary	Adam Hall
	Rob McNeel, Swift Creek	Valorie Wilson
	Kelly Ercanbrack	Eldore Gines
	Russell Gines	William Burk
	Ben McGee	

Kelly welcomed everyone to the Planning & Zoning meeting.

APPROVAL OF MINUTES

MOTION BY Jon to approve the minutes of May 8, 2019. Seconded by Doug; Vote Affirmative, 3-0.

PUBLIC HEARING

MOTION BY Doug to open the public hearing. Seconded by Jon; Vote Affirmative, 3-0.

SWIFT CREEK ZONE CHANGE

Rob McNeel, with Swift Creek Properties, explained this property is directly west of the Rooftops Townhome development. This about an 11 acre parcel and half of it is already zoned R-5 but the other half is zoned R-10. He asking to have the zone changed on the R-10 so the entire parcel will be R-5 and he can do a "Cottage Home" development with 5500 square foot lots. Kelly asked how wide the lots would be. Rob said they would be 55 feet wide and 100 feet deep. Kelly commented that it very tight to get utilities into lots that narrow.

Bruce went through the points of the development agreement especially what the developer is responsible for. He pointed out that open space is required with an R-5 development, however, there is the option of the developer to pay an agreed amount to the City for use in other areas of town. Because this is a smaller development and close to the proposed 50 acre park in the Arrowhead Springs development, the City felt like this would be a good time to take the money instead of the required open space. The amount agreed upon is \$150,000.00. Half of that amount will be paid with the first phase and the other half with the second phase. A wall will be required between the townhome development and the commercial property to the north but not between the residential development on the south.

Bill Burk asked who would buy these small lots. Rob stated this type of housing is very popular for people who do not want to live in a townhome but can't afford larger homes. The starting price point is upper \$200 or lower \$300. The road will be a public road so it is the typical 66 foot right of way. The setbacks and driveways will meet the new R-5 requirements.

GENERAL PLAN

The latest information for the General Plan update was not available.

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

Bruce showed the surrounding area and stated the smaller units make sense with the other developments that have been approved in the area. It would be more detrimental to leave a section of R-10 in an area that is R-5 and R-8. If the development agreement is attached to the zone change, the property must be developed per the agreement even if it is sold to someone.

It was stated it was better to have single family houses instead of more townhomes.

MOTION BY Doug to recommend approving the zone change for Swift Creek Properties with the condition the development agreement is attached to the change and incorporating the items for the DRC meeting. Seconded by Jon; Vote Affirmative, 4-0.

MOTION BY Karen to continue the public hearing on the General Plan until next month's meeting. Seconded by Doug; Vote Affirmative, 4-0.

ADAM HALL – ZONE CHANGE & CONCEPT DISCUSSION

Adam is purchasing the property located at 1249 N. 500 E. and would like to rezone it from R-15 to R-5. Bruce suggested he meet with the DRC and Planning & Zoning before he spent too much money on plat maps. The DRC didn't think that R-5 was a good idea but because of the location, maybe an R-8 or R-10 might work. Bruce stated the new General Plan map shows this as an area for approximately 3 units per acre which would be R-8. The utilities are not very close to this property so it will be expensive to get them to a development.

Adam said after the discussion with DRC, he wondered about changing the majority to R-8 and putting R-5 where the property is narrow on the north. They also wondered about abandoning the road on the east side of the property and extend Mill Road to the south. Jason stated it is quite a process to abandon a road but it could be done.

Ben McGee said they had walked the property with an engineer and because the north end is so different, they would really like to put townhomes in that area. The old county road would be very expensive to improve and is of no value. It was suggested it be deeded to the Krishna Temple for more parking.

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

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