

Minutes of the Salem City Planning & Zoning Commission meeting held on October 9, 2019 in the Council Chambers.

Meeting convened at 7:05 p.m.

Conducting: Kelly Peterson

PRESENT:	Kelly Peterson	Karen Weight
	Doug Johnson	Bruce Ward, City Engineer
	Attorney Jason Sant	Becky Warner, Secretary
	A J Long	Joshua Long
	Bill Burk	Brent Bluth

#### APPROVAL OF MINUTES

MOTION BY Karen to approve the minutes of September 11, 2019. Seconded by Doug; Vote Affirmative, 3-0.

#### PUBLIC HEARING

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

#### A J & JOSH LONG – ZONE CHANGE

This zone change is for lot #41 in Mt. Loafer Meadows Subdivision from R-15 to R-12. A J Long explained the neighbor to the east landscaped their lot according to what they thought was the survey peg for the property but instead it was a boundary peg. The consequence of this mistake is the neighbor landscaped approximately 800 square feet of the Long's property. Both property owners spent a lot of money on the landscaping so they did not want to tear it out and start over. They want to do a property line adjustment but that would leave the Long's lot non-conforming in the R-15 zone. They are asking for a spot zone for their lot to be R-12 so it will be conforming. If the zone change is approved, they can proceed with the boundary line adjustment. Both parties are agreeable to this resolution.

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

MOTION BY Karen to recommend approval the zone change for A J Josh Long at 339 W. 1650 S. from R-15 to R-12. Seconded by Doug; Vote Affirmative, 3-0.

#### SELF HELP HOMES – PRELIMINARY APPROVAL OF NORTHFIELDS CROSSING

This development is located at 900 North SR 198 with 67 residential lots and 2 commercial lots. Kelly asked if the road behind Stokes Market will be completed so there are two accesses into the project. Brent Bluth stated it will be done with the first phase. Bruce pointed out that the road at 1100 North was originally going to be a cul-de-sac but after much discussion, it was decided it will eventually go through and line up with the road across the highway. Right now they will just have a temporary turn around because they don't own the property along the highway. Bruce stated they meet all of the requirements of the R-12 zone. There is a main SESD power line that goes through the north end of this project and Brent is working with them to either relocate it or bury it. That will need to be resolved before final plat approval.

MOTION BY Kelly to recommend approval for the preliminary plat for Northfields Crossing. Seconded by Doug; Vote Affirmative, 3-0.

MOTION BY Karen to adjourn Planning & Zoning Commission Meeting. Seconded by Doug; Vote Affirmative, 3-0.

Planning & Zoning Commission meeting was adjourned at 7:25 p.m.