

Minutes of the Salem City Planning & Zoning Commission meeting held on November 13, 2019 in the Council Chambers.

Meeting convened at 7:00 p.m.

Conducting: Jon Ward

PRESENT:	Jon Ward	Robert Palfreyman	Kelly Peterson
	Attorney Jason Sant	Bruce Ward, City Engineer	Becky Warner, Secretary
	John Mecham	Melanie Mecham	Helma Carter-Thomas
	Hannah Jones	Chad Jones	Kevin Davidson
	Dalaine Fowers	Lynn Chavie	Carol Chauvie
	Hal Poulsen	Brandon Nusink	Darlene Fox
	Rick Davis	Pam Davis	Boyd Warren
	Travis Warren	Reed Nelson	Greg Saylin
	Garrett Seely		

APPROVAL OF MINUTES

MOTION BY Kelly to approve the minutes of October 9, 2019. Seconded by Jon; Vote Affirmative, 3-0.

PUBLIC HEARING

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

GARRETT SEELY – ZONE CHANGE REQUEST

Mr. Seely stated that he has owned the property located at 200 East 200 North for about 12 years and has recently gotten the Ottesen's property to the south under contract to purchase. He said he has met with the city several times over the years about what to put on this property. Garrett wanted to do townhomes but now he is asking for single family homes. They would be slab on grade with no basements because of the water table. He has agreed to pay the cash-in-lieu for parks because this project is close to the ballpark and the money would be used to develop future parks. There will be a privacy fence between the residential and commercial zones, and the parking and phasing issues are addressed in the Development Agreement.

Several neighbors spoke in opposition to the zone change stating the concern about the added traffic and parking problems with that much density, the ground water problems, the intersection with the highway, and what this development would do to their property values. There was a question about putting a fence around the entire project. The ordinance does not require that a fence be installed between residential areas so it would be up to individual homeowners.

Boyd Warren stated he knows the R-10 zone would not support the amount of improvements that will need to be installed in this development but he didn't think R-5 was the answer. Garrett said there are 100 foot right of ways in the development which is unheard of in most cities but that is what they have been designated.

RYAN JOHNSON – ZONE CHANGE

Mr. Johnson was not present at this meeting so Chad Jones presented the zone change request. They are looking at the John Mecham property located at 1825 N. 770 W. and it is currently zoned R-5, R-10, and C-3. Their purpose for the request is to make the property all one zone so they are asking for R-5. Mr. Jones stated this was in alignment with the General Plan and they would like to do all townhomes

with a mix of two story and three story buildings. He said with what they are planning, they should be able to put in about 2 acres of green space.

Kelly stated there was no concept submitted with this request and he was concerned about changing the zone without knowing what they were planning. Mr. Jones handed out a copy of a concept with 78 units. If they have that many units, there will need to be a second access in and out of the project.

MOTION BY Bob to close the Public Hearing. Seconded by Kelly; Vote Affirmative, 3-0.

SEELEY

Kelly asked Garrett to address the drainage for this project. Garrett said when they did the credit union on the corner, they put in the infrastructure for the drainage. Bruce explained the City has hired a consultant for the storm water master plan and infrastructure was installed at 400 North Main Street to help with drainage from this area. He also said that if the project proceeds, the developer is responsible to maintain any excess water on their property. Bruce addressed the traffic concerns; any traffic study would show the roadways would be able to handle the additional traffic in this area. The width of all of the roads in this development are set by standards that have been in place for a long time, which is why they are so wide. He explained that none of the neighbors would be required to install curb & gutter in front of their houses because of this project. The ordinance requires each house have a 2 car garage with a 25 foot driveway and must use some upgraded materials.

MOTION BY Jon to recommend denying Garrett Seely's request for a zone change from R-10 to R-5. Seconded by Bob; Vote Affirmative 3-0.

The Board recommended he look at doing an R-8 development instead of R-5.

JOHNSON

Kelly stated he didn't have a problem with this zone change request especially because it would clean up the zoning on that property, but would like to know what they are planning.

Jason said the Board had 3 options to deal with this request 1) recommend approval of the zone change; 2) recommend denying the request; or 3) table the request.

The City has required other R-5 zone changes to have a concept and a development agreement before the change was approved. We need to do the same with this one.

MOTION BY Kelly to table the Ryan Johnson request for a zone change at 1825 N. 770 W. from R-10 & C-3 to R-5 until they can get a concept and a development agreement in place. Seconded by Bob; Vote Affirmative, 3-0.

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

Planning & Zoning Commission meeting was adjourned at 8:10 p.m.