

Minutes of the Salem City Planning & Zoning Commission meeting held on May 10, 2017 in the Council Chambers.

Meeting convened at 7:00 p.m.  
Conducting: Seth Sorensen

PRESENT:	Seth Sorensen	Robert Palfreyman
	Tina Fluehe	Jon Ward
	Karen Weight	Bruce Ward, City Engineering
	Becky Warner	Robert Nelson
	Brent Bluth	Brad Bishop

Seth welcomed everyone to the Planning & Zoning meeting.

#### APPROVAL OF MINUTES

MOTION BY Jon to approve the minutes of April 12, 2017. Seconded by Bob; Vote Affirmative 5-0.

#### PUBLIC HEARING

MOTION BY Tina to open the public hearing. Seconded by Jon; Vote Affirmative, 5-0.

#### 1. ROBERT NELSON – ZONE CHANGE

Bruce explained that this is approximately 4 acres of property that is between two other parcels that have already been changed to R-15 from A-1. This was an oversight and needs to be corrected.

#### 2. BRENT BLUTH – ZONE CHANGE

Mr. Bluth is with Self-Help Homes and they have purchased 23 acres of property at approximately 900 North 250 East and they would like to change the zone from R-15 to R-12. He explained that R-12 is consistent with our General Plan and they are going to provide a sewer trunk line to the sewer plant and a second access onto SR 198 and to 750 North. Mr. Bluth said they are a non-profit organization that help people build homes they couldn't ordinarily be able to afford. They organize participants into groups of 10 and they help each other build their houses. Applicants do need to qualify financially to be part of this program.

#### 3. OUTSIDE WATER TRANSFER ORDINANCE

Last month we approved an ordinance on what type of water the City would accept for developments and this one is to determine the amount of water required depending on the lot sizes because of the discrepancy of landscaping per lot. Bob asked if there was any allowance for lots with areas that can't be irrigated. The Board felt like that was something that should be added to the ordinance.

There were no public comments on any of these items.

MOTION BY Jon to close the public hearing. Seconded by Tina; Vote Affirmative, 5-0.

#### ROBERT NELSON ZONE CHANGE

MOTION BY Bob to approve the zone change on the 4 acres of property for Robert Nelson from A-1 to R-15. Seconded by Jon; Vote Affirmative, 5-0.

#### BRENT BLUTH ZONE CHANGE

It was brought up that a while back Salisbury Homes tried to change the zone on this property to R-10 and it was denied.

Bruce explained that the Development Review Committee recommended approving the change to R-12 with the following conditions:

1. The preliminary plan and zone change be approved simultaneously.
2. The 2 new accesses be improved as full roads
3. Installing a vision barrier fence between this development and Stoke's property.
4. Acquiring easements for the sewer line and roads before approval.

Brent stated they plan to install all of the infrastructure all at once and not in phases.

Karen asked if any parks or green space were required. At this point, it is not except in Master Plan Developments.

Bob expressed his concern about putting more traffic onto 750 North because it is already so busy.

MOTION BY Jon to approve Brent Bluth's request for a zone change from R-15 to R-12 subject to DRC's recommendations. Seconded by Tina; Vote Affirmative, 4-1 (Bob voted nay)

#### WATER TRANSFER ORDINANCE

The Board wanted to add that the City Engineer has discretion on lots that have areas that can't be irrigated.

MOTION BY Tina to approve the Ordinance amending the Outdoor Water Transfer Requirements of the Salem City Municipal Code with the addition previously discussed. Seconded by Bob; Vote Affirmative, 5-0.

#### GENERAL PLAN DISCUSSION

The Board liked the idea of putting the 55 year and older developments as a permitted use in the Master Plan Zone but maybe limit the number of units that can be in one development. There was also some discussion about green space. The Planning Commission would like to have a joint work session with the City Council to make sure they are all on the same page.

MOTION BY Karen to adjourn Planning & Zoning Commission meeting. Seconded by Bob; Vote Affirmative, 5-0.

Planning & Zoning Commission meeting was adjourned at 8:30 p.m.