

Minutes of the Salem City Planning & Zoning Commission meeting held on December 7, 2016 in the Council Chambers.

Meeting convened at 7:00 p.m.

Conducting: Shelley Hendrickson

PRESENT:	Seth Sorensen	Tina Fluehe
	Reid Nelson	Shelley Hendrickson
	Bruce Ward, City Engineer	Attorney Jason Sant
	Becky Warner, Secretary	Clair Christensen
	Lew Christensen	Susan Palmer
	Victor Hansen	Kevin Peterson
	Rod Christensen	Jill Christensen
	Kevin Kuhni	Howard Chuntz
	Len Lakey	Blaine Guymon
	Brady Young	Stan Riding
	Teresa Carter	

APPROVAL OF MINUTES

MOTION BY Reid to approve the minutes of October 12, 2016. Seconded by Shelley; Vote Affirmative, 4-0.

PUBLIC HEARING – RIDGEPOINT MANAGEMENT GROUP ZONE CHANGE

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

Bruce explained this request for a zone change is for about 46 acres of property located at 605 N. Main Street and goes west to 460 West from A-1 to R-10. It meets the General Plan for medium density and because it is across the street from the Salem Jr. High School, the Development Review Committee felt like it is a good place for residential.

Vic Hansen stated the biggest challenge is the wetlands in this area. They have a specialist working with the Army Corps of Engineers to see what mitigation will need to be done. Their concept has about 120 homes but until they have the report back from the Corps, they will not be able to know exactly what they can do. They are also having soils reports done to see if they will be able to do basements in some of the houses. They know that the lot sizes will vary because of the wetlands. They will have all of the soils and wetlands reports before they submit a preliminary plat.

Shelley opened the meeting for public comment.

Lew Christensen expressed his concern about the water going into his property. A previous developer had started to fill in the wetlands on this property and had damaged Lew's fence and some extra water had been dumped onto his property. A couple of weeks ago when it rained so hard, he was down there trying to prevent some houses from being flooded. He wanted these developers to know his property can't handle any more water.

Howard Chuntz, who owns the property to the south of this project on Main Street, asked where they planned to put the road into this project. Vic said they plan to have a row of houses along the south property line and then put the road. The exact location depends on the report from the Corps but they plan to put it clear through to 460 West.

Susan Palmer said the Army Corps of Engineers was disappointed that some of the wetlands had been filled in by a previous developer so they need to go back to before that was done to do the mitigation. They don't own the property yet but they have a contract with the Davis family.

There was a lot of concern about what had been done previously on this property.

Kevin Peterson, who is the real estate agent for the Davis family, stated they had to foreclose on the previous developer and the new buyers have nothing to do with it. The new buyers have been very good to work with and they are doing what they need to do to get the wetlands issues resolved.

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

Shelley said she was still concerned about water and the wetlands on this property and wished they had the reports before they asked for a zone change. Bruce stated our standards require subdivision to maintain a 25 year storm water on site and anyone who develops this property will need to comply with the standards.

The question was asked if this was a good place for residential. Seth stated he thought it was a good place to build houses because it was close to the Jr. High and the High School.

MOTION BY Seth to approve Ridgepoint Management Group's request for a zone change on the property located at 605 N. Main from A-1 to R-10. Seconded by Tina; Vote Affirmative, 4-0.

KEVIN KUHNI – PRELIMINARY FOR WHISPER RIDGE PLAT D

Bruce explained that when Kevin Kuhni did the Whisper Ridge Subdivision, he did not own this property so it wasn't part of the preliminary plat. He has since purchased this property and he would like to finish the subdivision. Staff recommends approval of the preliminary plat to finish the Whisper Ridge subdivision. It meets the R-15 zone requirements and will finish the improvements in front of the Salem City's pressurized irrigation pond.

MOTION BY Reid to approve the preliminary plat for Whisper Ridge Plat D. Seconded by Seth; Vote Affirmative, 4-0.

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

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