



## PLANNING & ZONING MINUTES

THE PLANNING & ZONING COMMISSION OF SALEM CITY MEETING ON WEDNESDAY, MAY 13, 2020 7:00 P.M. IN THE CITY OFFICE BUILDING, COUNCIL CHAMBERS LOCATED AT 30 WEST 100 SOUTH.

### 6:00 PM WORK SESSION

1. RIDGEPOINT MANAGEMENT GROUP – PRESENT PRELIMINARY PLAT FOR ARROWHEAD SPRINGS MASTER PLAN DEVELOPMENT

**MEETING CONVENED AT:** 7:00 p.m.

#### **COUNCIL PRESENT:**

Karen Weight (via Zoom)  
Doug Johnson  
Kelly Peterson  
Robert Palfreyman  
Jon Ward

#### **STAFF PRESENT:**

Vaughn Pickell, City Attorney  
Jason Sant, Asst. Attorney (via Zoom)  
Bruce Ward, City Engineer  
Becky Warner  
Amy Shelley

#### **OTHERS PRESENT**

Heath Johnston, Ridge Point Management Group  
Susan Palmer, Ridge Point Management Group  
Garrett Seely, Woodland View Subdivision

### 7:00 PM REGULAR MEETING

1. APPROVE MINUTES OF APRIL 8, 2020

**MOTION MADE TO APPROVE MINUTES BY DOUG JOHNSON.  
SECONDED BY ROBERT PALFREYMAN.  
VOTE: All approved.**

**MOTION MADE TO OPEN PUBLIC HEARING BY KAREN WEIGHT.  
SECONDED BY ROBERT PALFREYMAN.  
VOTE: All approved.**

**2. PUBLIC HEARING**

**A. FIELDSTONE HOMES – ZONE CHANGE REQUEST AND CONCEPT REVIEW  
FOR THE PROPERTY LOCATED AT 1330 N. SR 198 FROM R-15 TO R-8.**

- a. Property owner requested to be tabled from tonight's public hearing and asked to be put on next planning commission meeting.
- b. DRC recommended to reject the zone change due to lack of utilities in the area. Bruce summarized their concerns were that similar zone change requests in the area were also denied and that neighbors had not been consulted.
- c.

**MOTION TO CONTINUE THE PUBLIC HEARING UNTIL  
FURTHER REQUESTED BY ROBERT PALFREYMAN  
SECONDED BY KELLY PETERSON  
VOTE: ALL IN FAVOR**

**3. GARRETT SEELY – APPROVE PRELIMINARY PLAT FOR WOODLAND VIEW  
SUBDIVISION LOCATED AT 200 NORTH 200 EAST**

- a. Area zoned R-8, right of ways are property of city.
- b. Garrett is requesting city right of way in exchange for 1/3 acre issue that cleans up a past right of way issue on a corner lot.
- c. Bruce informed the committee of DRC discussion as follows: A few years ago a home (279 E 100 N) that was built and at the time of building was supposed to account for future development of 300 East. The property should have been developed as a corner lot and the developer/owner was supposed to make the improvements of sidewalks, curb/gutter, etc. They didn't do any of those and council decided to not enforce the agreement. Mr. Seely has proposed to make the improvements to 300 East at his own expense in exchange for a .23 right of way that belongs to the city. Committee is recommending to City Council to vacate .23 acres of right of way in exchange of improvements to 300 East.

**MOTION FOR RECOMMENDATION OF PRELIMINARY PLAT WITH THE  
RIGHT OF WAY RESOLUTION WAS MADE BY ROBERT PALFREYMAN.  
SECONDED BY KELLY PETERSON.  
VOTE: ALL IN FAVOR**

**MOTION TO CLOSE SEELY ISSUE BY ROBERT PALFREYMAN.  
SECONDED BY KAREN WEIGHT.  
VOTE: ALL IN FAVOR**

**ADJOURN PLANNING COMMISSION MEETING**

**MOTION TO ADJOURN MEETING BY DOUG JOHNSON.**

**SECONDED BY KAREN WEIGHT.**

**VOTE: ALL IN FAVOR**

**MEETING ADJOURNED AT:**