



Planning & Zoning Agenda

Date: Wednesday, October 14, 2020

Time: 7:00 pm

Location: City Office Building, Council Chambers located at 30 West 100 South

7:00 pm Regular Meeting

1. Approve minutes from September 9, 2020
2. Public Hearing to consider an amendment to Chapter 14 related to setbacks for accessory structures on corner lots.
3. Public Hearing to consider a request from Julie Smith for a zone change on approximately 24 acres of property located at 701 East 1330 North from R-15 to R-8.

MINUTES:

Planning and Zoning Commission members attending: Jon Ward, Jim Simons, Kelly Peterson and Robert Palfreyman (Doug Johnson excused)

Salem City Staff Attending: Bruce Ward, Jason Sant and Amy Shelley

Others Attending: William Burk, Linda Grange, George Rasband, and Julie Smith.

Jon Ward welcomed everyone.

Jim Simons motioned to approve the minutes from the September 9, 2020 meeting. Kelly Peterson seconded the motion. All voted in favor.

Kelly Peterson motioned to open the Public Hearing. Jon Ward seconded the motion. All voted in favor.

Jon Ward asked Bruce Ward for a summary of the amendment to Chapter 14 related to setbacks for accessory structures on corner lots. He explained the need for the clarification that there are two frontages and that this amendment is just an update of language so that there isn't any confusion.

Jon Ward asked for questions or comments from the public in regards to this ordinance and the amendment. There weren't any.

Next item is to consider a zone change request submitted by Julie Smith on approximately 24 acres of property located at 701 East 1330 North from R-15 to R-8. Julie Smith gave a summary of her project and why she would like the commission to again consider her request for this zone change. She said that an advantage of this project would be that they would be bringing utilities to the area. Another advantage is that higher density housing would have less impact on towns if they are located on collector roads as this one is on SR-198. She read from the Salem City website the history of Salem and from the General Plan's Historic Salem Extension. She show two random lots in downtown Salem to show that there are varying sizes of lots right next to each other. Fieldstone feels that the R-8 designation would meet the needs of millennials and seniors that don't want a lot of yard work. She said that the General Plan is a suggestion not a rule book. She feels that this request to move to R-8 would allow more flexibility to offer a variety of lot sizes in the area.

Robert Palfreyman said that an R-8 doesn't leave room for all the cars, trucks, trailers and toys. This subdivision also doesn't leave enough room for the cul-de-sac turn around at the end of the street.

Kelly Peterson asked where the current utilities are. He pointed out that the utilities are quite far away.

Jon asked Bruce to summarize the DRC notes on this project. He stated that DRC recommended denying the zone change and keep it at R-15. Their discussion was that R-8 exceeds the General Plan recommendation of 2-3 units per acre.

Jon asked for Public Comment.

George Rasband asked for some clarification of where the accesses in and out of the project. He expressed concerns with the density that they are asking for and the safety on the hill coming onto 198 with that density. His property is just to the south of this project. He has the same amount of property just to the south and they are going to go right over the top of him. He is quite concerned with his fence line and their plans for fencing. There are liability issues that are really concerning to him with kids in and out of just a barbed wire fence. He has checked into Fieldstone and they don't fence their projects. He doesn't want that liability falling onto him for those fourteen neighbors.

Linda Grange gave her concerns that developers keep coming in and want smaller lots. She likes the rural feel of Salem. She doesn't like that no one is objecting to the developers. She wants to preserve the small town feel. Where's the protection for the people who have been living in Salem for years. She wants the commission to seriously consider this request.

William Burk and his son have property completely surrounding this project. He has been in conversation with Jason Harris of Fieldstone Homes who is in charge of their land acquisitions. William said he is impressed with Fieldstone Homes and would not have issue with them building around them. However he does have concerns with the density. He shares concerns that both George and Linda have both expressed. He would be more on board if Fieldstone had come in with an R-10 request and would be supportive of an R-12 request. He pointed out that R-12 requests have been often improved by this body. He would be in full support of an R-12 request.

Robert Palfreyman made the motion to close public hearing. Jim Simons seconded the motion. The motion to close passed 4-0 with all in favor.

Kelly Peterson made the motion to recommend approval of amending Ordinance Chapter 14 related to setbacks for accessory structures on corner lots. Jim Simons seconded the motion. The motion passed 4-0 with all in favor.

Jon Ward made motion to deny the request of Julie Smith to move from an R-15 to R-8 on the approximately 24 acres of property located at 701 East 1330 North. Robert Palfreyman seconded the motion to deny the request. All four commissioners voted to deny the request.

Jim Simons made a motion to adjourn the meeting. Jon Ward seconded the motion. All voted in favor of closing the meeting.