



### Planning & Zoning Minutes

Date: Wednesday, September 9, 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 August 26, 2020
2. Public Hearing to consider SNA-MB LLC (Arive Homes) request of zone change on 23.24 acres of property located at approximately 400 North Woodland Hills Drive, from R-15 to R-12.
3. Preliminary Plat Arrowhead Commercial about 460 West and Arrowhead Trail.

### MINUTES:

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

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

Others Attending: William Burk, Brett Penrod and David Malone. Participating via Zoom was Dean Ingram.

Jon Ward welcomed everyone.

Doug Johnson motioned to approve the minutes from the August 26, 2020 meeting. Jim Simons seconded the motion. All voted in favor.

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

Bruce Ward gave a summary of the Zone Change request request by SNA-MB, LLC a holding company represented by Dean Ingram who was attending via Zoom. Dean shared his reasons for requesting the zone change the biggest reason being the improvements and ground requested for road widening plans on Woodland Hills Drive, 400 North and the future development of 750 North. He shared that it is a unique piece of ground and that the roads would benefit the whole community. Dean asked commissioners to remember that moving from the R-15 to R-12 keeps the same 100 foot frontages it just changes the depths. The density, sizes and style of the homes would not change. As the ordinance is written it doesn't allow him to average the lot sizes when improvements are required to take ground away. If he were able to average his lot sizes throughout the whole project he would not be making this request. He is working with Vaughn to work on a lot averaging, density averaging to help with situations like this one. This would fit perfectly into that averaging as R-15. Dean feels that his request fits into the General Plan and maintains that density number.

Kelly Peterson asked about the amount of land or acreage dedicated to the improvement of the three major roads. Dean said he didn't have an exact figure, he can get that and bring that in. Bruce Ward said that we don't have an exact design for the 750 North connector road yet. Dean said that this is why his density number of 2.28 is super low and that typically in R-15 you're looking at 2.2. He is well below the general plan requirement.

Doug pointed out that in the DRC minutes it stated they went from 43 lots to 53 lots. Dean shared that most lots are bigger with just the smallest being 12,000 square feet. He said that is why the average of 2.28 comes in to play. Dean also pointed out that some of those in DRC's concerns were that they wanted to be able to see the representation. It was hard for them to visualize.

Dean talked about how the R-12 is a popular lot size for buyers who want the 3 car garage but not all the yard work of an R-15. It's very popular size in other areas of the valley especially with being able to customize the floor plans.

Jim asked if there is any open space in this subdivision. Dean said there is not. They try to stay away from HOAs and Master Plan Developments. He said this land is not conducive to that type of developing. Bruce also pointed out that our standard zoning for R-12s and R-15s doesn't require open space.

Jon Ward asked Dean what is the advantage for the city to decrease to R-12? Dean answered that it fits into the general plan. For this particular ground with the improvements that are required, it benefits the whole city, the whole community.

Doug asked Bruce what areas within the city are already R-12 that the developer came to us to request the change. Bruce answered there aren't many. He said that the R-12 is a fairly new zone to the zoning code. He said we created the R-8 and R-12 zone five to six years ago to create a little smaller footprint, to give a little less grass to save water, to help give more options to homeowners. In Salem it was a big jump from R-10 to R-15 and

Planning & Zoning and City Council wanted to give more options. That is why the frontages are the same also. They wanted to maintain the wide frontages and they wanted to preserve the feel of the large lots that everyone loves about Salem.

Discussion swayed to whether Arive Homes needs to put curb and gutter along Woodland Hills Drive. Bruce explained that Woodland Hills drive will go from currently a 66 foot right of way to roughly 106 foot right of way. 400 North will go from 24 feet of asphalt to about a 70 foot right of way. The 750 North collector road would probably be an 80 feet right of way. They would be doing half plus twelve of the right of ways.

Doug Johnson asked if Woodland Hills Drive would have curb and gutter along with a bike path. Bruce answered that the county doesn't require curb and gutter but they do have to have a trail and sound wall.

Jon Ward asked if there were any public comments. There weren't any.

Kelly Peterson made a motion to close the public hearing.

Jim Simons seconded the motion.

All voted in favor to close.

Doug Johnson made a motion to approve the request by SNA-MB, LLC to change their zoning from R-15 to R-12.

Jim Simons seconded the motion.

Doug Johnson, Jim Simons, and Kelly Peterson voted in favor of the motion.

Jon Ward voted against the motion.

The motion passed 3-1.

Bruce gave a summary of the next item which is Preliminary Plat approval for Arrowhead Commercial. It is a three lot, light industrial area that is right at the intersection of Arrowhead Trail and 460 West. Jon asked if this was planned for storage units. Bruce answered that they will be bringing back a site plan but essentially one lot they are wanting to do storage units, one will be town homes and one will be commercial/industrial. We are here only to talk about the preliminary plat which creates the three lots. Bruce said that the other thing that we would be accepting is the round about that is planned for that intersection. He told commissioners in the past the city hired an engineer to study this intersection. The master plan included an S curve to try to improve the intersection. It took a big swath out of all the properties in the intersection. He said that several months ago the applicant hired a traffic engineer and came to us with the idea of a round-about. Hales Engineering which focuses on just traffic came to the conclusion because of the angles of the intersection, a round-about was the safest solution. We really like the idea because it helps the safety and evens out what each property owner has to give up. It fits within the master plan for future and is designed for heavy industrial traffic. The concept was presented to council and they seemed to really like the idea of the round-about.

Bruce told the commissioners DRC recommended approval of the preliminary plat with the round-about being broken into three pieces to be paid for by the three adjacent property owners and developed when each develops their piece. This would allow Brett Penrod to split his 1/3 cost of the round-about among the three lots he is planning to develop at this site. DRC recommendation was to share the cost burden among the property owners so that one person is shouldering it all when the whole community benefits from it.

Jon Ward motioned to approve the preliminary plat of Arrowhead Commercial, of the three lots with a round-about and its funding mechanism.

Jim Simons seconded the motion.

All voted in favor of the preliminary plat.

Doug Johnson motioned to close planning and zoning meeting.

Kelly Peterson seconded the motion.

All voted in favor.

The meeting adjourned at 7:48 pm.