

SALEM CITY
Staff Report to Mayor & City Council

Agenda Date:	Feb 17, 2016
Agenda Item #:	4 – Doug Johnson - Preliminary Subdivision Plat for 201 S. & 209 S. 500 E
Staff Contacts:	Junior Baker, Jeff Nielson, Matt Marziale

Background Discussion:

DRC Minutes (Feb 3, 2016):

DOUG JOHNSON – DIVIDE LOT AT 201 S. & 209 S. 500 E.

Dave Johnson excused himself from the committee and Chief James took over as chairman.

Doug explained that his family owns two houses at 201 S. and 209 S. 500 E. that are currently non-conforming because they are both on one lot. Both lots will be non-conforming but it is better to have the houses on separate lots. Because this is cleaning up an existing problem, Junior recommended that improvements along 200 South not be required to be installed at this time. If the Johnson’s pasture property is developed, the improvements will be required to go clear to 500 East. There was discussion about changing the zone to R-8 and including other property in the area but there is no advantage to doing that and lot #1 will still be non-conforming. The non-conforming lots would not prevent the houses from being sold but it would affect any addition to the existing houses. The setbacks are too tight for much to be done anyway.

MOTION BY Junior to recommend to the Planning Commission that they approve the minor subdivision for Doug Johnson at 201 S. and 209 S. 500 E. as drawn because this is solving a problem of 2 homes on one lot and not to require the improvements on the south side of 200 South at this time. Seconded by Clark; Vote Affirmative, 8-0.

Planning & Zoning Minutes (Feb 10 2016)

DOUG JOHNSON – SUBDIVISION AT 201 S. & 209 S. 500 E.

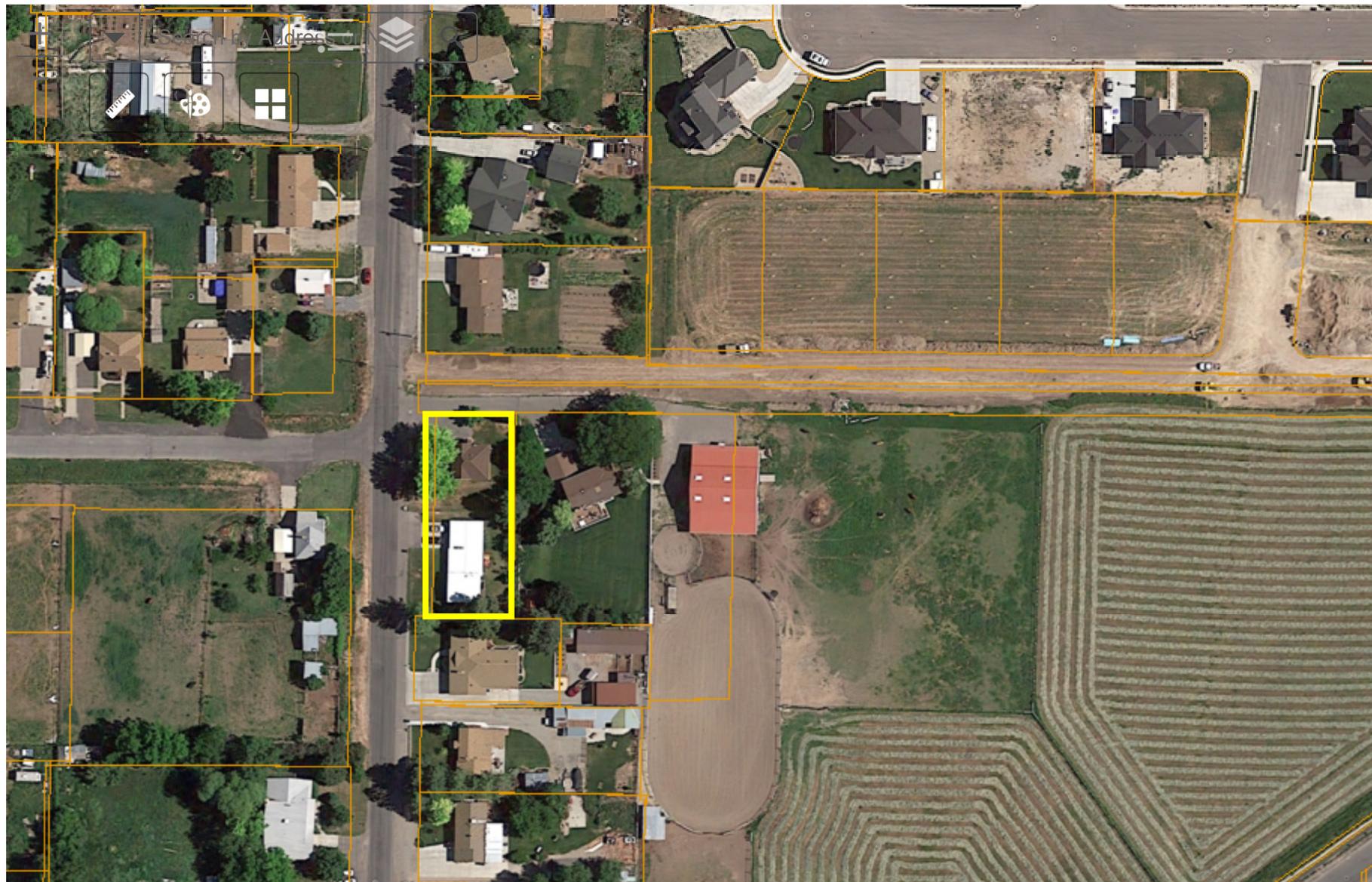
Bruce explained that this is a unique situation; Doug and his family own two houses located at 201 South and 209 South 500 E. and currently they are both on one lot. The Johnsons would like to divide the property so that each house is on its own lot. The new lots will be non-conforming in the R-10 zone but they will be less non-conforming on their own lots. The Development Review Committee had discussed possibly changing the zone in the area to R-8 so one of the lots would be conforming but it doesn’t really benefit anyone by doing that. DRC also recommended that the improvements on the south side of 200 South not be required until the Johnsons develop their property to the east.

Even though the lots are non-conforming, they can be sold but it will limit any additions that can be made to the houses. The setbacks are so tight that they wouldn't be able to do much anyway.

MOTION BY Karen to accept the D Johnson subdivision as presented with the understanding that any future improvements to the property will need city approval. Seconded by Tina; Vote Affirmative, 3-0.

Attachments:

Maps

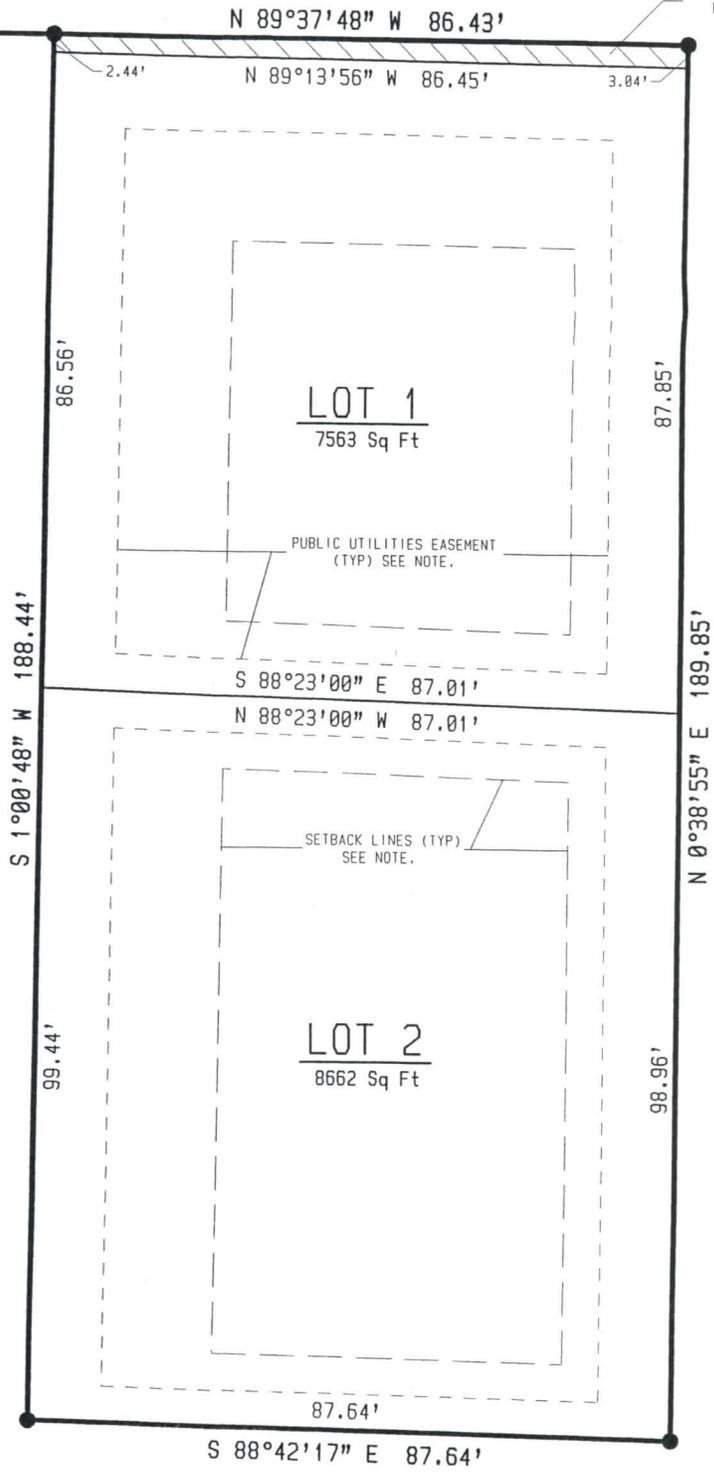


200 SOUTH STREET

E A S T 114.63'

AREA DEDICATED FOR STREET
HATCHED - 237 Sq Ft

500 EAST STREET



LOT 1
7563 Sq Ft

LOT 2
8662 Sq Ft