

Minutes of the Salem City Planning & Zoning Commission meeting held on September 9, 2015 in the Council Chambers.

Meeting convened at 7:05 p.m.

Conducting: Shelley Hendrickson

PRESENT:	Robert Palfreyman	Seth Sorensen
	Shelley Hendrickson	Reid Nelson
	Attorney Jason Sant	Bruce Ward, Forsgren Engineering
	Becky Warner, Secretary	Travis Richie
	Kaylee Richie	

#### APPROVAL OF MINUTES

MOTION BY Seth to approve the minutes of August 12, 2015. Seconded by Bob; Vote Affirmative, 4-0.

#### BARTELL MORTENSEN – SUBDIVISION WAIVER

Bart Mortensen owns the property located at 210 E. 200 S. and it currently has a single family house and a duplex on it. Mr. Mortensen wants to sell this property but he needs to make it conforming before he can do that so all he is asking is to split this property into 2 conforming lots. During the Development Review Committee meeting, Attorney Junior Baker suggested that the improvements not be required at this time because he is just correcting a non-conforming situation that has existed for years. At the time anything is done with the house or the duplex, the improvements will be required.

MOTION BY Bob to approve the subdivision waiver for Bartell Mortensen at 210 E. 200 S. not requiring the improvements at this time. Seconded by Seth; Vote Affirmative, 4-0.

#### INDUSTRIAL ZONE AMENDMENTS

The industrial zone is the last zone that needs to be updated, so Attorney Baker had put together some recommended changes for the Planning Commission to review. There was discussion about the number of permitted uses; were they all necessary or could some of them be combined. It was decided that either extreme causes unforeseen consequences. Under 14-23-040 #3, it was decided to change the front setback to a minimum of 10 feet so the utility easement could be maintained. Under #5, the Board felt that "hard surface" should be defined. They liked the way it was defined in item #13 and suggested that same definition be used. Item #9 change "vision barrier" to "masonry" fence. In #7, change that the landscape plan be approved by Planning & Zoning, and in #10, take out the requirement for a sidewalk in the industrial zone.

Jason will take these recommendations back to Junior Baker so we can proceed with getting this zone updated.

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

Planning & Zoning Commission meeting was adjourned at 8:10 p.m.