

Minutes of the Salem City Planning & Zoning Commission meeting held on April 10, 2013 in the Council Chambers.

Meeting convened at 7:00 p.m.

Conducting: Shelley Hendrickson

PRESENT:	Mark Johnson	Robert Frampton
	Shelley Hendrickson	Rod Christensen
	Reid Nelson	Brian Warren
	Attorney Jason Sant	Attorney Junior Baker
	Bruce Ward, City Engineer	Becky Warner, Secretary
	Doug Carlson	Gordy Jones
	Kenny Parcell	Robert Nelson
	Dennis Jensen	Barbara Jensen

Shelley welcomed everyone to the Planning & Zoning meeting.

APPROVAL OF MINUTES

MOTION BY Rod to approve the minutes of March 13, 2013. Seconded by Reid; Vote Affirmative, 5-0.

The first item on the agenda was a public hearing on the commercial zones but it was decided to move it to the end of the agenda.

ROBERT NELSON – PRELIMINARY PLAT APPROVAL FOR LOAFER MT. VIEW

Bruce explained that these four lots are located on 500 East just north of Bob’s house. When the Harvest Ridge Subdivision was being developed, the utilities were stubbed into these lots. Bob will need to do the road improvements on 1220 South and the power needs to be run but it meets all of the requirements of the zone.

MOTION BY Robert Frampton to approve the preliminary plat for Robert Nelson. Seconded by Rod; Vote Affirmative, 5-0.

KENNY PARCELL – PRELIMINARY PLAT APPROVAL FOR SOUTH HAVEN

Bruce explained that this is a 3 lot subdivision with access to lot #1 coming from 600 South and the other lots are accessed from 820 South. Each of these lots will be almost 3 acres and will have animal rights. There is an existing house on lot # 1 that is currently on city water and power but it will need to be hooked to the sewer. The sewer line will be run along 600 South from 750 East and then go to the back of lots 2 & 3. There will be a 25 foot hard surface easement for this sewer line. The water and power is available for the other lots off 820 South but the pressurized irrigation line will need to be extended to accommodate these lots. The street improvements will need to be done along both roads however the curb, gutter and sidewalk will be a combination along 600 South because the road is so narrow. This subdivision was approved a few years ago

but that approval has expired so Mr. Parcell needs to go through the process again. This subdivision also meets all of the requirements of the zone.

MOTION BY Rod to approve the preliminary plat for Kenny Parcell. Seconded by Brian; Vote Affirmative, 5-0.

GORDY JONES – PRELIMINARY PLAT APPROVAL OF AUTUMN HILLS PLAT F

Bruce explained that this is a 1-lot phase that was improved with the rest of the Autumn Hills Subdivision and meets all of the requirements of the zone. At one time, this property was going to be developed in conjunction with Dennis Jensen’s property that is adjacent to it. At the time, it wasn’t feasible but they would still like to talk to the Jensens about possible future development.

The question was asked if 600 South would remain blocked off to through traffic. That has not been determined.

MOTION BY Rod to approve the preliminary plat for Autumn Hills, Plat F. Seconded by Reid; Vote Affirmative, 5-0.

Doug Carlson asked if he would be required to hook to the sewer when it went in front of his house. Bruce explained that our ordinance requires residents to hook onto the sewer if they are within 1000 feet but enforcing it is another issue.

PUBLIC HEARING – COMMERCIAL ZONES

MOTION BY Bob to re-open the public hearing that was continued from February’s meeting. Seconded by Reid; Vote Affirmative, 5-0.

Junior went over the proposed commercial zones with the Board members. He said he had made the changes that they recommended. He went through each zone: C-1 is our main commercial through town and had very minimal changes; C-2 is our downtown commercial and didn’t have many changes; C-3 is our shopping center commercial and is mainly retail to protect our interests by the freeway; C-0 Commercial Office zone is a new zone and is designed to be a transition between residential and commercial areas. This is mainly professional offices etc; B-P Business Park Zone is also a newly created zone. Originally the Planning & Zoning Commission and suggested to take this zone out but Junior explained that he thinks it very important for us to keep in. He said it is a transitional zone between commercial and industrial and is a place to put businesses that are high traffic and not typically good neighbors to residential areas. Junior stated that the Board could still recommend that it be taken out but the permitted uses would need to go into another zone.

Per this Board’s recommendation, Junior installed a parking requirement table. Instead of making one table in another part of the coed, he put one in each zone and made it specific to the uses permitted in each zone. The old parking requirements are still listed and will need to be removed. Also a traffic study may be required in all commercial zones.

The landscaping requirements were discussed. It was decided to require a landscape plan to be submitted with the site plan so that the city has some say in what is installed. Shelley voiced her concern about lowering the landscaping percentage from 15% to 10%. She said that in the General Plan it states that our goal is to improve the image and appearance of commercial areas, especially along SR 198 and she doesn't think that 10% along the main corridor will accomplish that. We also need to control it more as a nuisance if it is not maintained. Reid said he thinks that 10% is sufficient if it is done in the right places and the right types of landscaping. Junior suggested that the landscaping requirements be addressed in depth at a later date.

Another thing that needed to be fixed in the proposed ordinance, along with deleting the current parking requirements, was to make sure dumpster enclosures have vision barrier gates. The Board was ok to leave the BP Business Park Zone in the ordinance.

MOTION BY Bob to close the public hearing. Seconded by Reid; Vote Affirmative, 5-0.

MOTION BY Reid to approve the ordinance amending the commercial zones and creating new commercial zones with the changes that have been discussed. Seconded by Brian; Vote Affirmative, 5-0.

MOTION BY Bob to adjourn Planning & Zoning Commission meeting. Seconded by Rod; Vote Affirmative, 5-0.

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