

Minutes of the Salem City Planning & Zoning Commission meeting held on January 11, 2012 in the Council Chambers.

Meeting convened at 7:05 p.m.

Conducting: Shelley Hendrickson

PRESENT:	Steve Quesenberry	Robert Frampton
	Shelley Hendrickson	Rod Christensen
	Attorney Jason Sant	Bruce Ward, City Engineer
	Becky Warner, Secretary	Roger Knell, Knell Architects
	Milan Malkovich, LDS Church	Mayor Randy Brailsford
	Councilman Aaron Cloward	

Shelley welcomed everyone to the Planning & Zoning Commission meeting.

APPROVAL OF MINUTES

MOTION BY Robert to approve the minutes of November 9, 2011. Seconded by Rod; Vote Affirmative 4-0.

PUBLIC HEARING

MOTION BY Steve to open the public hearing on the Mixed Use and Master Planned Zones. Seconded by Robert; Vote Affirmative, 4-0.

There was no public comment.

MOTION BY Rod to close the public hearing. Seconded by Steve; Vote Affirmative, 4-0.

Bruce asked if the Board could act on the 2 site plans before voting on the Mixed Use and Master Planned Zones.

ROGER KNELL – SITE PLAN APPROVAL FOR SEMINARY & CHURCH BUILDINGS

Roger Knell presented a site plan for an LDS Seminary Building to be located at 554 N. Main Street next to the new Jr. High School. He also presented a site plan for an LDS Church building to be constructed across the street at approximately 625 N. Main. Bruce stated that both of the plans had everything they were required to have. The lot for the seminary building has already been through the subdivision process but when they started the process for the church, it was discovered that neither lot met the size requirement for the A-1 zone. Bruce explained that these sites either needed to have a zone change or there needs to be a text amendment to the A-1 zone allowing subdivisions with lots smaller than 5 acres for churches. There are other times that smaller lots could be beneficial such as if the city needed to put a utility building in an A-1 zone; it would not require 5 acres either. After some discussion it was decided that the text amendment would be best. These site plans can be approved with the condition that the text amendment is passed.

MOTION BY Steve to approve the site plan for the LDS Seminary building at 554 N. Main subject to the text amendment to the A-1 zone being passed prior to the issuance of a building permit. Seconded by Rod; Vote Affirmative, 4-0.

MOTION BY Robert to approve the site plan and preliminary plat for the LDS Church building at approximately 625 N. Main subject to approval of the text amendment to the A-1 zone. Seconded by Rod; Vote Affirmative, 4-0.

Mayor Brailsford proposed that the City Council and Planning & Zoning Commission have a work session before the Mixed Use and Master Planned Zones are approved.

MOTION BY Shelley to table the vote on the Mixed Use and Master Planned Zones indefinitely to give the City Council and Planning & Zoning Commission a chance to meet and discuss these zones. Seconded by Robert; Vote Affirmative, 4-0.

MOTION BY Robert to adjourn Planning & Zoning meeting. Seconded by Rod; Vote Affirmative, 4-0.

Planning & Zoning Commission meeting was adjourned at 7:50 p.m.