

Minutes of the Salem City Planning & Zoning Commission meeting held on October 10, 2012 in the Council Chambers.

Meeting convened at 7:05 p.m.

Conducting: Shelley Hendrickson

PRESENT:	Shelley Hendrickson	Robert Frampton
	Steve Quesenberry	Attorney Jason Sant
	Bruce Ward, City Engineer	Becky Warner, Secretary
	Lynn Richardson	Heather Richardson
	Branden Kirk	

Shelley welcomed everyone to the meeting.

APPROVAL OF MINUTES

MOTION BY Robert to approve the minutes of September 12, 2012. Seconded by Steve; Vote Affirmative, 3-0.

PUBLIC HEARING

MOTION BY Steve to open the public hearing. Seconded by Robert; Vote Affirmative, 3-0.

BRANDEN KIRK – ZONE CHANGE

Bruce explained that this property is located at 268 N. Main and has an existing house on the north end of the parcel. The lot is approximately 165 feet by 113 feet and is currently zoned R-10. The request is to change the zone to R-8 so that he can split the property. The R-8 zone was just recently created with less square footage and smaller frontages to help take care of some of the larger lots in the older part of town. Bruce stated that the property on the south end of the property, with the sewer easement, belongs to Lynn Richardson, who lives behind the Kirk property. Mr. Kirk needs that property to meet the R-8 requirements so he has worked out a trade with Mrs. Richardson for a strip of property along the east side of this lot. Mrs. Richardson expressed her approval of this property trade and the zone change so that the empty lot will get cleaned up. The sidewalk in front of this property was recently installed by Nebo School District for the new Jr. High School but Branden stated that he would have the continuity with the curb & gutter in this area. If the zone change is approved, Mr. Kirk will proceed with subdividing the lot.

MOTION BY Steve to close the public hearing. Seconded by Robert; Vote Affirmative, 3-0.

MOTION BY Robert to approve Branden Kirk's request for a zone change from R-10 to R-8. Seconded by Steve; Vote Affirmative, 3-0.

COMMERCIAL ZONE DISCUSSION

There has been nothing new on the commercial zones so there was no discussion.

MOTION BY Steve to adjourn Planning & Zoning Commission meeting. Seconded by Robert; Vote Affirmative, 3-0.

Planning & Zoning Commission meeting was adjourned at 7:20 p.m.

Minutes of the Salem City Planning & Zoning Commission meeting held on November 14, 2012 in the Council Chambers.

Meeting convened at 7:00 p.m.

Conducting: Shelley Hendrickson

PRESENT:	Shelley Hendrickson	Steve Quesenberry
	Robert Frampton	Brian Warren
	Attorney Jason Sant	Bruce Ward, City Engineer
	Becky Warner, Secretary	Mayor Randy Brailsford
	Councilman Aaron Cloward	Brent Warren
	Cynthia Rees	Tami Lytle
	Karen Weight	Cory Holley
	Glenda Lyman	

Shelley welcomed everyone to the Planning & Zoning Commission meeting.

APPROVAL OF MINUTES

MOTION BY Steve to approve the minutes of October 10, 2012. Seconded by Shelley; Vote Affirmative, 3-0.

DISCUSSION ON COMMERCIAL ZONE

Members of the Economic Development Board were present to participate in the discussion on the commercial zones. This Board has been working very hard to attract new businesses and promote current businesses so Mayor Brailsford wanted them to have some input into the changes of the commercial zones.

Shelley showed a copy of the zoning map and explained that the main commercial areas are along the highway and by the freeway off ramp. Shelley explained that the businesses along highway should be conducive to the residential areas around them and that is why the C-O, Commercial Office Zone was created. The B-P Business Park Zone was created to be a transition between commercial and industrial. She also explained why some of the changes were made in the C-1 permitted uses. Things that still need to be worked on are parking, landscaping and architectural standards.

There was discussion on some of these items as well as what the city could do to help the businesses that are currently in Salem. Mayor Brailsford asked the Board members to give any ideas they had to Shelley.

The Planning & Zoning Commission meeting was adjourned at 8:45 p.m.