

Minutes of the Salem City Planning & Zoning Commission meeting held on October 8, 2014 in the Council Chambers.

Meeting convened at 7:05 p.m.

Conducting: Brian Warren

PRESENT:	Brian Warren	Reid Nelson
	Robert Frampton	Rod Christensen
	Attorney Jason Sant	Rebecca Andrus, City Engineer
	Becky Warner, Secretary	Dave Olsen
	Rob McNeil	Jim Collett
	Janean Sabin	Matt Jensen

#### APPROVAL OF MINUTES

MOTION BY Bob to approve the minutes of September 10, 2014. Seconded by Reid; Vote Affirmative, 3-0.

#### PUBLIC HEARING

MOTION BY Reid to open the public hearing. Seconded by Bob; Vote Affirmative, 4-0.

#### VACATING 820 SOUTH

Dave Olsen is in the process of putting a subdivision in Sabin Orchard and part of their design requires that the road at 820 South from 100 East to 160 East be vacated. There are only three houses that this affects and all of those homeowners have approved of this action. Dave explained to the board members how the road would be tuned into a cul-de-sac so there wouldn't be any through traffic. The two lots that will be where the existing house is could not be included in the first phase until this road was vacated. The final drawings for the road can't be done until the road is vacated. Jim Collett said there is a utility easement his back yard that is accessed from this road and wondered if he would still have that. Dave said they would put a drive approach to the access as well as the neighbor's driveway. He explained that 100 East will be extended through to the south end of the development with a road at 850 South to connect into Cherry Ridge Subdivision. Those roads will go in with the first phase.

#### ORDINANCE AMENDING BOND REQUIREMENTS

Jason explained that our ordinance currently requires a 15% warranty bond on subdivisions but the State has changed their requirements to 10%. This ordinance puts the City in compliance with the State. Rebecca stated that we have only been charging the 10% since the State changed but we need to change our ordinance.

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

MOTION BY Reid to recommend approval of vacating the road at 820 South from 100 East to 160 East with the condition that 100 East is extended prior to the vacation. Seconded by Bob; Vote Affirmative, 4-0.

MOTION BY Rod to approve the ordinance amending subdivision bond requirements. Seconded by Reid; Vote Affirmative, 4-0.

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

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