

Minutes of the Salem City Planning & Zoning Commission meeting held on May 9, 2012 in the Council Chambers.

Meeting convened at 7:05 p.m.

Conducting: Shelley Hendrickson

PRESENT:	Steve Quesenberry	Shelley Hendrickson
	Brian Warren	Rod Christensen
	Robert Frampton	Bruce Ward, City Engineer
	Becky Warner, Secretary	Sandra Cole
	Loralee Johnson	Rose Stewart
	DeLyle Richards	Norma Melzer
	L. Dean Lee	Van R. Ercanbrack
	Paul Tervort	Robert Nelson
	Brent Moser	

Shelley welcomed everyone to the Planning & Zoning meeting.

APPROVAL OF MINUTES

MOTION BY Rod to approve the minutes of April 11, 2012 as written. Seconded by Steve; Vote Affirmative, 5-0.

PUBLIC HEARING

MOTION BY Robert to open the public hearing. Seconded by Rod; Vote Affirmative, 5-0.

ZONE CHANGE R-4 TO R-5

Robert Nelson had submitted plans to build the final phase of the Vista Royale Estates subdivision which is in an R-4, residential retirement, zone. While reviewing his plans, it was discovered that the R-4 zone no longer exists in the city's comprehensive zoning ordinance and when the zoning map was redone, this zone was somehow overlooked. The purpose of this request is to put this property into a zone that does exist. The R-5, townhome, zone will allow Bob to build the type of units he needs to complete this project. The zone change includes the high school property but does not affect them. As the Board was reviewing this proposal, they noticed that property along the west side belongs to Dan Peterson and is currently pasture ground. It was suggested to recommend re-zoning the privately owned property to R-15 to match the adjacent property. There are some gaps in the property lines between Peterson's and the School District. It was suggested that the R-15 zone change include those areas.

Bob said that Vista Royale was built as a retirement area and he has written a letter stating that he will follow their restrictive covenants. He said that is some issues with plat A regarding the common area. It should belong to the homeowner's association but it never got deeded to them so Bob is trying to straighten that out.

Sandra Cole, member of the Vista Royale HOA, said she thought the zone change on the Peterson property was a good idea.

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

MOTION BY Rod to recommend the zone change on the property currently zoned R-4 to R-5 with the Peterson property and the gaps in the property lines being changed to R-15. Seconded by Steve; Vote Affirmative, 5-0.

ROBERT NELSON – PRELIMINARY PLAT APPROVAL

Bob presented the preliminary plat to finish building in the Vista Royale Estates subdivision. There are seven lots in this phase. The Development Review Committee recommended approval with the condition that the city receive a letter from the HOA stating that they have reviewed the plans and don't have any problems with it.

The utilities are there but will need to be extended to the end of the cul-de-sac on 280 West and there is a dedicated turn around that will be cement instead of out of landscape brick which was approved for this plat several years ago. As discussed in DRC, the landscaping will be bonded for with the building permits and will be required to be installed when the building is complete.

Bob presented a letter addressing some of the concerns of the HOA and stated that they are working on these items. The landscaping and architectural plans will be submitted to the HOA for approval.

MOTION BY Robert to approve the preliminary for plat B of Vista Royale with the recommendations of DRC and contingent on the zone change to R-5. Seconded by Brian; Vote Affirmative, 5-0.

BRENT MOSER – DANCE STUDIO

Brent submitted plans for a 1-lot subdivision and a site plan to build a dance studio at 669 N. 250 E. Brent explained that he is just dividing off 1 lot for the dance studio; the rest of the property will be left in one parcel. The utilities are there but will need to be extended to end of the property. The road at 250 East will be installed to the north end of the lot. Bruce stated that it meets all of the zoning requirements. The site plan also meets the zoning requirements such as the parking and dumpster enclosure. They have submitted a landscaping plan as well as a storm drainage plan. Brent stated that the tenant for the dance studio is in a hurry so they would like to start construction as soon as possible.

MOTION BY Rod to approve the preliminary plat for the 1-lot subdivision for Brent Moser at 650 North 250 East. Seconded by Robert; Vote Affirmative, 5-0.

MOTION BY Rod to approve the site plan for the dance studio contingent on approval of the subdivision. Seconded by Robert; Vote Affirmative, 5-0.

DISCUSSION ON COMMERCIAL ZONES

Shelley stated that Junior had asked her to have the Board start reviewing the commercial zones. It was decided that they would read through them and come ready to discuss them at the next meeting. Bruce asked them to refer to the General Plan as they discuss the commercial zones.

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

Planning & Zoning Commission meeting was adjourned at 8:00 p.m.